

## NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR Part 91, notice is given that a draft Consolidated Plan (CP) for the Five-Year period from July 1, 2005 through June 30, 2009 has been prepared by the Housing and Community Development Corporation of Hawaii (HCDCH), Department of Human Services, State of Hawaii. In addition to making copies of the proposed CP available for review and comment, the State will hold a public hearing to solicit public comments.

The CP describes the State's housing needs, funding plans, and certified program compliance with the CP, HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The CP's purpose is to ensure that jurisdictions receiving federal assistance plan for the housing and related needs of low- and moderate-income families in a way that improves the availability and affordability of decent, safe, and sanitary housing in suitable living environments. To receive funding under certain U.S. Department of Housing and Urban Development (HUD) programs, the State must have a housing strategy that has been approved by HUD.

The State anticipates receiving approximately \$3.5 million in HUD funding through the HOME, ESG, and HOPWA programs in each of the program years from 2005 to 2009. These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, restrict increases in homelessness, and provide preventative programs and activities for the homeless in the State.

This draft CP consists of 1) the State's housing and homeless needs assessment and housing market analysis and 2) a strategic plan to address the provision of affordable housing, prevention of homelessness, responding to the special needs of Hawaii residents, and resources available to meet the needs.

Copies of the proposed CP are available for public viewing at regional libraries and on the HCDCH's website at <http://www.hcdch.hawaii.gov>. Copies may also be picked up at the agencies listed below between the hours of 7:45 a.m. to 4:30 p.m. Interested persons may call 587-0634, Neighbor Island residents may call toll free at the numbers listed below to be mailed copies:

Kauai	274-3141, ext. 70634	Hawaii	974-4000, ext. 70634
Maui	984-2400, ext. 70634	Molokai and Lanai	1-800-468-4644, ext. 70634

### AGENCIES:

Office of Housing and Community Development  
50 Wailuku Drive, Hilo, Hawaii

Department of Housing and Human Concerns  
86 Kamehameha Avenue, Kahului, Maui

Kauai County Housing Agency  
4193 Hardy Street, Lihue, Kauai

Housing and Community Development Corporation of Hawaii  
677 Queen Street, Suite 300, ATTN: PEO  
Honolulu, Hawaii, Oahu 96813

Housing and Community Development Corporation of Hawaii  
1002 North School Street, Building H, Honolulu, Oahu 96817

Interested persons are invited to state their views on the proposed CP in writing prior to September 2, 2004 to Housing and Community Development Corporation of Hawaii, 677 Queen Street, Suite 300, ATTN: PEO, Honolulu, Hawaii, Oahu 96813. Written comments may also be submitted via fax to (808) 587-0600 by 4:30 p.m. on September 2, 2004. Interested persons are also invited to attend the public hearing and provide comments on the proposed CP either orally or in writing. Please make five copies of written testimony available to the presiding officer at the hearing. All comments received will be considered in preparing the final State CP.

The public hearing will be held on Thursday, September 2, 2004 from 9:00 to 10:00 a.m. at the HCDCH, 677 Queen Street, Suite 300, Conference Room #2, Honolulu, Oahu 96813.

Persons with special needs (i.e., large print, taped materials, sign language interpreter) shall make requests to HCDCH either in writing or by calling the numbers listed above for access and communication assistance before August 26, 2004.

HCDCH does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

Stephanie Aveiro  
Executive Director  
Housing and Community Development Corporation of Hawaii  
Department of Human Services  
State of Hawaii

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West Hawaii Today  
The Maui News



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**State of Hawaii**

**CONSOLIDATED PLAN**

FOR PROGRAM YEAR JULY 1, 2005 THROUGH JUNE 30, 2009

August 2, 2004

Housing and Community Development Corporation of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

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## GENERAL INFORMATION

The State of Hawaii Consolidated Plan provides a strategy and description of how federal funds will be used to meet the housing and related needs of low- and moderate-income families in the state. The document serves as both a plan and application to the U.S. Department of Housing and Urban Development (HUD) for the HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. It covers the five-year period from July 1, 2005 through June 30, 2009.

### **Lead Agency**

The Housing and Community Development Corporation of Hawaii (HCDCH) is the lead agency for overseeing the development of the Consolidated Plan on behalf of the State of Hawaii.

### **Consultation/Coordination**

The HCDCH and the county housing agencies formed a core working group to coordinate the development and implementation of the Consolidated Plan. The core group:

- Commissioned the 2003 Hawaii Housing Policy Study which assessed major conditions and trends in the housing market to support housing planning and policy development. The study included a statewide telephone survey of residents to measure housing needs, as well as the elderly need for supportive services such as personal care, transportation, meals, and chore services.
- Commissioned a 2003 Homeless Point-in-Time Count Report which included a snapshot count of the homeless population and assessment of needs.
- Designed a user-friendly format for the Consolidated Plan with the intent of improving citizens' access to information and understanding of the plan.

The Consolidated Plan was developed with input from a broad range of stakeholders. The HCDCH is the State's public housing agency, housing finance agency, housing development agency, and spearheads the Homeless Policy Academy. As such, the HCDCH has established an extensive network of public and private organizations involved with the provision of housing or supportive services. Pursuant to 24 CFR §91.110, the HCDCH consulted with its network of organizations including federal, state and county housing agencies; state health, human service and public safety departments; and nonprofit entities involved with financing, developing and managing housing, as well as providing supportive services. The county housing agencies augmented the state's network by outreaching to stakeholders at the local level (e.g., nonprofit housing advocacy groups, shelter and service providers, and local government agencies).

Each of the County's Continuum of Care (CoC) groups identified their priorities for services to the homeless and the gaps in the housing and service delivery systems. The CoCs are an active collaboration of community based representatives of subsidized housing; providers of mental health care, medical care, public health, homeless outreach,

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substance abuse rehabilitation, and domestic abuse shelters; community policy agents; government housing; concerned citizens; and homeless persons.

The Hawaii Homeless Policy Academy (Policy Academy) has also taken an active role in the consolidated planning process. The Policy Academy was initiated in response to a federal initiative that sought intergovernmental partnering in providing mainstream services in a coordinated fashion to end chronic homelessness. Membership has expanded to include federal government representatives, all of the county governments and a broader base of private nonprofits and faith-based organizations. The Policy Academy meets quarterly.

The HCDCH selected the Maui AIDS Foundation to take the lead in establishing a coordinated approach to serving persons with HIV/AIDS in their housing and service needs. The Maui AIDS Foundation has formed a consortium of providers from each rural county who utilize the HOPWA-provided housing assistance and case management to respond to client needs in all rural counties under a single contract. An additional valuable planning effort is the Hawaii AIDS Housing Coalition which is lead by co-chairs from metropolitan Honolulu and Maui AIDS Foundation. All of the rural AIDS housing organizations belong to the coalition which brings together the City and rural provider agencies and the State and County government representatives. The group meets quarterly.

## **Institutional Structure**

The HCDCH and county housing agencies will take the lead in implementing the State Consolidated Plan. As described above, the Consolidated Plan was developed in consultation with an extensive network of public and private organizations involved with the provision of affordable and special needs housing and supportive services. The HCDCH will rely on this network to carry out the strategies set forth in the plan.

Private industry, including for-profit developers and financial institutions, will play a major role in expanding affordable housing opportunities for Hawaii's low and moderate income households. Nonprofit organizations, such as nonprofit developers and service providers, have developed a niche in the provision of affordable rental housing, self-help housing, and housing for special need groups. Private foundations will be a source of grants and other resources. While faith-based groups will provide a source of grants, manpower, support services and other resources, primarily for the most vulnerable populations such as the homeless and persons with special housing needs.

Governmental agencies involved with the "bricks and mortar" of housing and related infrastructure, including the HCDCH, Department of Hawaiian Home Lands, county housing agencies, HUD and USDA – Rural Development, will facilitate the development of affordable housing by providing financing tools and other resources. Governmental agencies involved with the provision of human services and health, including the Departments of Health and Human Services, will provide resources either directly to clients or through nonprofit health and service providers to support low and moderate income households.



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The strengths of the delivery system in the State are derived from the many different entities striving toward one common goal: to provide for more affordable and supportive housing in the State. State, federal, and county agencies, private non-profits, private social service providers, private lenders, and private for-profit developers are partnering to respond to the urgency of the housing situation in Hawaii. Each stakeholder in the delivery system contributes resources and expertise from its specific area of operation.

There are gaps in the delivery system.

- A handful of non-profits have the expertise to develop housing projects expeditiously, utilizing available resources. There is a need to increase the number of qualified non-profit developers, particularly because certain federal funds are set aside or accessible only to nonprofits. Government housing agencies could provide technical assistance to assist nonprofits in building capacity.
- Various government assistance programs have conflicting requirements that constrain the efficient delivery of affordable homes or support services. A working group of federal, state and county representatives that administer financing programs will review procedural and regulatory requirements and recommend amendments to make it easier to layer various financing programs. Recent efforts by governmental agencies to cut across functional “silos” for the provision of housing and supportive services are being undertaken. These pilot programs will continue.
- State and county agencies are faced with staffing vacancies that are hindering timely reviews and approvals.

In overcoming the gaps in the delivery system, an integrated approach will be undertaken to achieve a common vision for housing. Commitment, coordination and collaboration among and within all levels of government, private sector, non-profits and consumers are necessary.

## **Citizen Participation**

In developing the Consolidated Plan, a series of public hearings with the counties were held to solicit input on housing needs and priorities for the Plan. The public hearings were held as follows:

- April 21, 2004, 10:00 a.m., HCDCH Boardroom, Oahu
- June 7, 2004, 10:00 a.m., Pahala Community Center, Hawaii
- June 8, 2004, 2:00 p.m., Pahoehoe Neighborhood Center, Hawaii
- June 9, 2004, 10:00 a.m., Yano Memorial Hall, Hawaii
- June 9, 2004, 2:00 p.m., Honokaa Gym, Hawaii
- June 10, 2004, 10:00 a.m., Hawaii County Council Room, Hawaii
- June 21, 2004, 6:00 p.m., Helene Hall (Hana), Maui
- June 22, 2004, 6:30 p.m., Lanai School Cafeteria, Lanai
- June 24, 2004, 5:30 p.m., Lihue Civic Center, Moikeha Building, Room 2, Kauai
- June 29, 2004, 6:30 p.m., Hale Mahaolu, Home Pumehana Senior Center, Kauai
- June 30, 2004, 6:30 p.m., Wailuku Community Center, Maui

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The counties published hearing notices in their regional newspapers. The HCDCH published a hearing notice in the Honolulu Star-Bulletin (a newspaper of general circulation) on May 31, 2004. A copy of this public hearing notice, as well as a summary of the public meetings is included in Appendix D.

On August 2, 2004, the HCDCH published public notices to solicit written comments on the draft Consolidated Plan. The public notice and copies of the draft Plan were made available at regional libraries throughout the state, the county housing offices, and on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov). Copies of the public notice, as well as a summary of comments received on the draft Plan are included in Appendix D.

In an effort to broaden citizen participation, the HCDCH created a "Consolidated Plan" webpage on the HCDCH's website. The webpage enables citizens to obtain information on the plan and provides linkages to other related websites.

## **Geographic area**

The State Consolidated Plan covers the State of Hawaii. However, since the City and County of Honolulu submits a separate Consolidated Plan, the State Consolidated Plan focuses on the Counties of Hawaii, Kauai, and Maui.

## **Low Income and Minority Concentration Areas**

**County maps forthcoming**

## **Monitoring Plan**

### Monitoring the HOME Investment Partnership Program

Pursuant to 24 CFR, Part 92.201, the HCDCH shall conduct monitoring reviews and audits of the State Recipients under the State's HOME Program as may be necessary or appropriate, to determine whether the State Recipients have complied with HOME regulations, as well as the requirements contained in the State Recipient Agreement.

Prior to making HOME funds available to the Counties, the HCDCH requires the Counties to submit a HOME Program Description, or other information acceptable to the HCDCH, which generally describes their proposed HOME project/program activity. The HCDCH's approval of the Counties' HOME Program Description is subject to their HOME activity being in compliance with HOME regulations as well as their ability to complete their HOME activity pursuant to an established HOME Program timeline. The HCDCH continually monitors the progress of the Counties' HOME activities to ensure the timely commitment and expenditure of HOME funds, and works closely with the Counties to resolve any issues that affect their ability to comply with the established HOME Program timeline.

The HCDCH shall be conducting "HOME Program-Wide" and "Project/Program Specific" reviews as follows:

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- "HOME Program-Wide" reviews shall be conducted by the HCDCH upon completion of the County's first HOME assisted project/program. This review may include, but not be limited to, an evaluation of the County's HOME Program policies and procedures, layering review criteria and affirmative marketing plan. From the initial monitoring review, the HCDCH may conduct periodic "HOME Program-Wide" reviews if deemed appropriate and necessary by the HCDCH.
- "Project Specific" reviews shall be conducted by the HCDCH upon completion of each HOME assisted project and throughout the period of affordability. "Program Specific" reviews may be conducted by the HCDCH prior to HOME funds being made available to the ultimate program beneficiaries and throughout the time period in which funds continue to be invested. The "Project/Program Specific" monitoring reviews may include, but not be limited to, an evaluation of the written agreements between the County and other entities, cash management records, match obligations and credits and affordability requirements.

The HCDCH will conduct site visits of the County's HOME Program to ensure compliance with 24 CFR, Part 92.504(d). The visits may include, but not be limited to, a physical inspection of each HOME Program assisted project, interviews with property managers to determine compliance with HOME Program property standards, tenant income requirements, and affirmative marketing requirements.

Pursuant to the State Recipient Agreement, the Counties shall be responsible for monitoring their respective County HOME Program assisted projects during project development and implementation, as well as during the appropriate period of affordability. The Counties shall maintain documentation of its project monitoring for review by the HCDCH as part of the State monitoring of the County HOME Program.

### Monitoring the Emergency Shelter Grant Program

The HCDCH shall monitor sub-recipients to ensure compliance with the ESG requirements of 24 CFR Part 576, utilizing the HUD Handbook 7300.00 entitled "Monitoring Guidance for HUD Field Offices and Grantees Under the Emergency Shelter Grants Program."

A tracking system has been developed by the Program Specialist assigned to the ESG program to monitor submission of required reports and other documents, including an interim report which projects how the allocated funds will be used.

Desk monitoring by the Program Specialist assigned to the ESG program will be used to ensure that the ESG sub-recipients are in compliance with regulations in the submission of invoices and reports as these documents are received. Such reviews will verify eligibility of reimbursement requests and consistency of invoices with the contractor's Interim Performance Report. Reports will be checked for accuracy, completeness, and adherence to ESG regulations. Additionally, telephone interviews by the Program

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Specialist assigned to the ESG program will be used to supplement or clarify information obtained through desk monitoring reviews.

On site monitoring will be conducted annually in conjunction with the monitoring reviews of the State Homeless Shelter Stipend Program. Site visits will be conducted to ensure that services are being performed and that the service sites are clean, safe and compliant with program requirements. These site visits will be conducted by the Program Specialist assigned to the ESG program.

Monitoring reports shall be issued by the HCDCH to the project sponsors summarizing the results of site visits. These reports shall identify all areas of noncompliance with the ESG Program requirements and the corrective action required. If applicable, all agencies receiving ESG funds shall have an audit conducted in compliance with OMB circular A-133.

## Monitoring the Housing Opportunities for Persons with AIDS Program

The HCDCH shall monitor project sponsors to ensure compliance with the HOPWA requirements of 24 CFR Part 574. A tracking system has been developed by the Program Specialist assigned to the HOPWA program to monitor submission of required reports and other documents, including an interim report which projects how the allocated funds will be used.

Desk monitoring by the Program Specialist assigned to the HOPWA program will be used to ensure that the HOPWA sub-recipients are in compliance with regulations in the submission of invoices and reports as these documents are received. Such reviews will verify eligibility of reimbursement requests and consistency of invoices with the contractor's Interim Performance Report. Reports will be checked for accuracy, completeness, and adherence to HOPWA regulations. Additionally, telephone interviews by the Program Specialist assigned to the HOPWA program will be used to supplement or clarify information obtained through desk monitoring reviews.

On site monitoring will be conducted annually in conjunction with the monitoring reviews of the State Homeless Shelter Stipend Program. Site visits will be conducted to ensure that services are being performed and that the service sites are clean, safe and compliant with program requirements.

Monitoring reports shall be issued by the HCDCH to the project sponsors summarizing the results of site visits. These reports shall identify all areas of noncompliance with HOPWA Program requirements and the corrective action required. If applicable, all agencies receiving HOPWA funds shall have an audit conducted in compliance with OMB circular A-133.

Follow-up site visits or other monitoring methods shall be utilized to ensure corrective action is implemented by project sponsors.

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## **Certifications**

See Appendix A. **Forthcoming.**

## **Approvals**

See Appendix B. **Forthcoming.**

## HOUSING AND SPECIAL NEEDS HOUSING

### Housing and Special Needs Housing Goals

During the 2005-2009 planning period, HOME funds will be utilized to achieve the following goals:

1. Promote decent and affordable housing. HOME funds will be leveraged to construct approximately 250 affordable rental housing units and 208 affordable rental units for special needs populations. HOME funds will also be used to provide tenant-based rental assistance for approximately 75 low-income households to enable them to secure affordable housing in communities of their choice.
2. Strengthen communities. HOME funds will be leveraged to provide eight transitional housing units for the working homeless on Kauai. HOME funds will also provide low-interest loans to assist approximately 73 low income households to rehabilitate their dwelling units to meet health, safety and energy efficiency standards.
3. Increase homeownership opportunities. HOME funds will provide downpayment/closing cost assistance and gap loans for approximately 73 first-time homeowners. HOME funds will also be used to assist approximately 42 low-income homeowners under the self-help housing method, and leveraged to construct approximately 62 for-sale housing units.
4. Carry out high standards of ethics, management and accountability in the administration of HOME funds. The HCDCH will strive to effectively administer the HOME program as measured by the timely commitment and expenditure of funds. HOME funds will also be used to conduct a housing study in order to measure progress and obtain current data on housing needs and conditions.

Chart 1 describes the activities that will be pursued to achieve the above-stated goals, along with performance measures. Summaries of how HOME funds will be utilized by each county are also included.

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**CHART 1 – HOUSING AND SPECIAL NEEDS HOUSING GOALS (State of Hawaii)**

GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Promote decent affordable housing	Shortage of affordable rental units for low-income families	HOME	HR-1	Construct affordable rental housing	2005	0 units	4,600 unit years of affordability in rental projects
					2006	0 units	
					2007	100 units	
					2008	45 units	
					2009	85 units	
					TOTAL	230 units	
			HR-2	Provide tenant-based rental assistance	2005	15 HH	75 low-income households secure rental assistance
					2006	15 HH	
					2007	15 HH	
					2008	15 HH	
					2009	15 HH	
					TOTAL	75 HH	
	Shortage of affordable rental units for special needs populations	HOME	HR-3	Construct affordable rental housing for special needs populations	2005	33 units	4,160 unit years of affordability in rental projects
					2006	31 units	
					2007	70 units	
					2008	24 units	
					2009	50 units	
					TOTAL	208 units	

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## **Goal: Promote Decent Affordable Housing**

The County of Kauai plans to invest its HOME funds as development gap financing for the new construction of multifamily rental units in Koloa and Hanamaulu. The HOME funds will help to leverage other financial resources that are potentially available for rental housing development.

The County of Maui intends to utilize its HOME funds to construct rental housing units with appropriate supportive service systems for the following special needs populations: a) elderly, b) mental illness, c) developmentally disabled, d) physically disabled, e) persons with alcohol/other drug addictions, f) persons with HIV/AIDS, g) ex-felons, and h) others. In addition, the County plans to also construct rental housing units for small families (2-4 persons) whose household incomes are 80% or less of the annual median income for the County (particularly those with incomes below 50% and/or 60%).

The County of Hawaii plans to continue its efforts to create housing by constructing affordable rental units for low-income households as well as to improve the availability of affordable rental units for special needs populations such as the elderly. In addition, the County will continue to provide funding for its tenant-based rental assistance program providing support to low-income families to secure and continue rental tenancy.



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**CHART 1 – HOUSING AND SPECIAL NEEDS HOUSING GOALS (State of Hawaii)**

GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Strengthen communities	Shortage of rental units available to support homeless with transitional housing needs	HOME	H-2	Rehabilitate existing buildings into new transitional housing units to assist working homeless transition to permanent housing	2005	0 units	120 unit years of transitional housing
					2006	0 units	
					2007	8 units	
					2008	0 units	
					2009	0 units	
					TOTAL	8 units	
	Low-income families lack funds for needed home rehab that threaten health and safety	HOME	HO-1	Provide low interest loans to low-income households that for rehab that addresses health and safety, and energy efficiency.	2005	2 HH	10 low-income households complete home rehabilitation
					2006	2 HH	
					2007	2 HH	
					2008	2 HH	
					2009	2 HH	
					TOTAL	10 HH	

## Goal: Strengthen Communities

The County of Kauai intends to invest a portion of its HOME funds to assist families with residential rehabilitation which addresses health and safely repairs and energy efficiency. Affordable low-interest financing will be provided through its existing rehabilitation loan program. The County also intends to invest HOME funds to carry out the rehabilitation of four portable buildings donated by the County to produce rental units for transitional housing in Lihue. The availability of more rental units designated for transitional housing will help facilitate the movement of homeless individuals and families into permanent housing, and further a goal to end chronic homelessness.

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**CHART 1 – HOUSING AND SPECIAL NEEDS HOUSING GOALS (State of Hawaii)**

GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Increase home ownership opportunities	Lack of affordable financing costs to purchase existing homes	HOME ADDI	HO-2	Provide downpayment/ closing cost assistance and gap loans through various County Home-Buyer Loan Programs	2005	19 HH	73 low-income first-time homeowners
					2006	15 HH	
					2007	15 HH	
					2008	12 HH	
					2009	12 HH	
					TOTAL	73 HH	
	Shortage of affordable for-sale inventory	HOME	HO-3	Provide project development funds to carry out projects that produce affordable housing using a self-help building method	2005	0 HH	42 low-income first-time homeowners
					2006	14 HH	
					2007	28 HH	
					2008	0 HH	
					2009	0 HH	
					TOTAL	42 HH	
			HO-4	Construct affordable for sale housing	2005	16 HH	62 low-income households become homeowners (duplicate count for 12 homeowners who will also receive downpayment assistance).
					2006	26 HH	
					2007	0 HH	
					2008	10 HH	
			HO-4	Construct affordable for sale housing	2009	10 HH	
					TOTAL	62 HH	

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## **Goal: Increase Homeownership Opportunities**

Through its existing homebuyer's loan program, the County of Kauai proposes to utilize HOME and American Dream Downpayment Initiative (ADDI) funds to assist eligible families purchase homes through low-interest financing. Most of the families participating are expected to be between 60% and 80% of median income. Additionally, the County will invest HOME funds to finance the development of sites that are suitable for homeownership through the self-help building method.

The County of Maui expects to increase homeownership opportunities by utilizing ADDI and a portion of its HOME funds to provide downpayment/closing cost assistance to families or individuals whose incomes are 80% or less of the annual median income for the County. In addition, the County also intends to construct affordable for sale housing units and assist agencies or organization that provide housing counseling.

The County of Hawaii proposes to construct affordable for-sale housing units which will allow homeownership opportunities to households that may otherwise not qualify. In addition, the County plans to provide low-income households with downpayment and closing costs assistance through its ADDI funding.

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**CHART 1 – HOUSING AND SPECIAL NEEDS HOUSING GOALS (State of Hawaii)**

GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Carry out high standards of ethics, management and accountability	Appropriate, efficient, and effective use of funds	HOME	HA-1	Provide effective program administration	2005		Program timeliness in committing and expending funds
					2006		
					2007		
					2008		
					2009		
					TOTAL	N/A	
			HA-2	Conduct housing study to measure progress and needs of the housing market	2005	0 study	Better service community through program enhancement made possible by current data from study
					2006	0 study	
					2007	1 study	
					2008	0 study	
					2009	0 study	
					TOTAL	1 study	

**Goal: Carry Out High Standards of Ethics, Management and Accountability**

The Counties of Hawaii, Kauai and Maui along with the HCDCH will ensure HOME Program compliance and effective Program administration through appropriate, efficient and effective use of its HOME funds.

The County of Hawaii will continue its efforts to measure progress and needs of the housing market by conducting one (1) housing study during each planning period to evaluate housing problems, needs and to develop goals.

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## **Priority Housing Needs/Priority Special Needs Housing**

The following tables identify housing priorities and special needs housing priorities for the County of Maui. **Priorities for the Counties of Hawaii and Kauai are forthcoming.**

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COUNTY OF MAUI: PRIORITY HOUSING NEEDS TABLE A (households)	Priority Need Level High, Medium, Low	Unmet Need	GOALS
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Renter	Small Related	0-30%	High	1150	
		31-50%	High	1040	
		51-80%	High	955	
	Large Related	0-30%	High	395	
		31-50%	High	370	
		51-80%	High	430	
	Elderly	0-30%	High	501	
		31-50%	High	208	
		51-80%	High	179	
	All Other	0-30%	High	810	
		31-50%	High	820	
		51-80%	High	805	
Owner		0-30%	High	1483	
		31-50%	High	1239	
		51-80%	High	2792	
Special Needs		0-80%	High	888	
Total Goals					
Total 215 Goals					
Total 215 Renter Goals					
Total 215 Owner Goals					

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2. Priorities narrative: Housing Needs
  - a. Describe basis for assigning priorities
    - i. Large unmet needs for all categories
  - b. Identify obstacles
    - i. Ability to acquire land
    - ii. Community Acceptance
    - iii. Availability of other funding sources
  - c. Describe general priorities for allocating \$ geographically
    - i. Land availability
  - d. Describe general priorities for allocating \$ priority needs
    - i. Project readiness
  - e. Rationale for establishing relative priority needs
  - f. Analysis to determine relative priority for each need category
    - i. High cost housing market
    - ii. High housing needs
    - iii. Large unmet needs for all categories

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<b>COUNTY OF MAUI Priority Special Needs Housing TABLE B</b>	<b>Priority Need Level High, Medium, Low, No Such Need</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Goals</b>
Elderly	High	702	136,000,000	
Frail Elderly	High	186	40,000,000	
Severe Mental Illness	Unknown	Not avail Unknown		
Developmentally Disabled	High	20	3,500,000	
Physically Disabled	Unknown	Unknown		
Persons w/ Alcohol/Other Drug Addictions	High	120	4,000,000	
Persons w/HIV/AIDS	High	48	57,600	
Other – Youth	Unknown	Unknown		
Other – Ex Felons	High	194	6,400,000	
<b>TOTAL</b>		1270		

HUD Table 1B

2. Priorities narrative: Special Needs Housing
  - a. Describe basis for assigning priority
    - i. Large unmet needs for all know categories
  - b. Identify obstacles
    - i. Ability to acquire land
    - ii. Community acceptance
    - iii. Availability of other funding sources
  - c. Describe general priorities for allocating \$ geographically
    - i. Land availability
  - d. Describe general priorities for allocating \$ priority needs
    - i. Project readiness
  - e. Rationale for establishing relative priority needs
  - f. Identify special needs priority needs and supportive service needs
  - g. Identify specific objectives in accordance with table
  - h. Describe how \$ will be used to address needs for period of Con Plan



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## Estimate of housing need for 2005-2009

Statewide, approximately 44,190 new units are projected to be needed from 2005-2009 to meet overall housing demand. This estimate of housing need include the existing “pent up” demand for housing which is assumed to be satisfied over 20 years, as well as anticipated demand based on the formation of new households.

Table III-1 provides estimates of statewide housing need from 2005-2009. The estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2003 Update.

**Table III-1. Projected Housing Need by Income Group, 2005-2009**

<b>% of HUD Median Income</b>	<b>Honolulu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
<30 %	2,160	560	410	160	3,290
30-50%	5,980	820	630	480	7,910
50-80%	7,450	1,320	1,240	680	10,690
80-100%	4,060	520	440	210	5,230
100-120%	4,970	650	530	250	6,400
120-140%	2,430	290	150	190	3,060
140-180%	2,490	320	430	190	3,430
>180%	3,040	380	530	230	4,180
<b>Total</b>	<b>32,580</b>	<b>4,860</b>	<b>4,360</b>	<b>2,390</b>	<b>44,190</b>

## Housing need by type of households

The following estimates the number and type of families in need of housing assistance for extremely low-, low-, moderate-income families, renters and owners; elderly persons (of at least 62 years of age); single persons; large families; persons with HIV/AIDS; persons with disabilities; and racial or ethnic groups.

### Renters

- a) Extremely low-income households (0-30% of median) – According to the CHAS Databook, in 2000 there were 49,517 extremely low-income households (representing 12% of all households) in the State. 36,386 or approximately 73% of the extremely low-income households were renters.

Of the renter households, elderly 1 and 2 member households comprise approximately 24%; small related (2 to 4), 33%; large related (4 or more), 11%; and all other households (non-elderly single persons or groups of unrelated individuals), 32%.

Extremely low-income families most in need of housing assistance are summarized as follows:

- Extremely low-income renters, particularly those with 5 or more related household members, have a disproportionately high incidence of housing problems. Housing problems include families that pay more than 30% of their income for rent and

## DRAFT

families that live in homes that meet the definition of overcrowded or in homes that meet the definition of physical defects. While 43% of total households report having housing problems, over 35,400 or 72% of renter households with extremely low-incomes report housing problems.

- Over 3,680 or 94% of large related renter households with extremely low-income report housing problems. Over 9,400 or 80% of small related renter households with extremely low-incomes report housing problems, and over 5,200 or 59% of elderly renter households with extremely low-income report housing problems.
- Extremely low-income household also exhibit the highest incidence of cost burden compared to other income groups. Over 24,000 or 66% of all extremely low-income renter households pay more than 50% of gross income for housing. Over 19,500 or 54% of all extremely low-income renter households pay more than 50% of gross income for housing.
- Over 18%, or more than 1,500 families, of large related extremely low-income renter households whose cost-burden is under 30% of their gross income have housing problems.

- b) Low-income households (31-50% of median) – According to the CHAS Databook, in 2000 there were 43,480 low-income households (representing 11% of all households) in the State. 28,303 or 65% of these low-income households were renters.

Of the renter households, elderly 1 and 2 member households comprise approximately 16%; small related (2 to 4), 43%; large related (4 or more), 16%; and all other households (non-elderly single persons or groups of unrelated individuals), 25%.

Low-income families most in need of housing assistance are summarized as follows:

- Large-related and “other” (not meeting the definition of elderly, small related or large related households) renter low-income households have a disproportionately high incidence of housing problems. While 43% of all households report having housing problems, nearly 73% of low-income renter household report housing problems.
- Moreover, 83% of “other” households and 80% of large related households report housing problems. 67% of small related households and 65% of elderly one and two member households report housing problems.
- Cost burden among low-income households is also high. 62% or more than 17,500 pay more than 30% of their gross income for housing. 23% or more than 6,500 households pay more than 50% of their gross income for housing.
- Over 27%, or nearly 1,300 families, of large related low-income renter households whose cost-burden is under 30% of their gross income have housing problems.

- c) Moderate-income households (51-80% of median) – According to the CHAS Databook, in 2000 there were 72,079 moderate-income households (representing 18% of all households) in the State. 39,442 or 55% of these were renters.

Of the renter households, elderly 1 and 2 member households comprise approximately 12%; small related (2-4), 45%; large related, 15%; and all other households, 29%.

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Moderate-income renter households most in need of housing assistance are summarized as follows:

- Moderate-income renters, particularly large related families, have a disproportionately high incidence of housing problems. While 43% of total households report having housing problems, over 39,200 or 54% of renter households with moderate incomes report housing problems.
- More than 4,200 or 71% of large related renter households report housing problems. 6,300 or 56% of “All Other” moderate income renter households report housing problems.
- Compared to households with lower incomes, moderate income renter households have a lower incidence of cost burden. 30% or more than 11,800 pay more than 30% of their gross income for housing. Nearly 5% or more than 1,800 households pay more than 50% of their gross income for housing.
- Over 49%, or more than 2,900 families, of large related low-income renter households whose cost-burden is under 30% of their gross income have housing problems.

- d) Middle-Income Households (81-95% of median income) – **The CHAS Databook does not provide census information on middle-income households. Additional work is needed to estimate housing needs for this target group.**

### Owners

- a) Extremely low-income households (0-30% of median) – According to the CHAS Databook, in 2000 there were 49,517 extremely low-income households (representing 12% of all households) in the State. 13,131 or approximately 27% of the extremely low-income households were owners.

Of the owner households, elderly 1 and 2 member households comprise approximately 44%; small related (2 to 4), 25%; large related (4 or more), 7%; and all other households (non-elderly single persons or groups of unrelated individuals), 23%.

Extremely low-income owner households in need of housing assistance can be characterized as follows:

- More than 9,000 owner households or 69% report housing problems. Nearly 91% or more than 800 large related households report housing problems, as do 72% or nearly 2200 “other” owner households.
- 64% or more than 8400 households report paying more than 30% of their gross income for housing. Nearly 49% or more than 6400 households report paying more than 50% of their gross income for housing.
- Over 20%, or nearly 600 families, of large related extremely low-income owner households whose cost-burden is under 30% of their gross income have housing problems.

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- b) Low-income households (31-50% of median) – According to the CHAS Databook, in 2000 there were 43,480 low-income households (representing 11% of all households) in the State. 15,177 or 35% of these low-income households were owners.

Of the owner households, elderly 1 and 2 member households comprise approximately 48%; small related (2 to 4), 27%; large related (4 or more), 13%; and all other households (non-elderly single persons or groups of unrelated individuals), 13%.

Low-income owner households in need of housing assistance can be characterized as follows:

- More than 8,600 owner households or 57% report housing problems. Nearly 87% or more than 1,700 large related households report housing problems, as do 71% or more than 1,300 “other” owner households.
- 51% or more than 7600 households report paying more than 30% of their gross income for housing. Nearly 34% or more than 5100 households report paying more than 50% of their gross income for housing.
- Nearly 24%, or nearly 500 families, of large related low-income owner households whose cost-burden is under 30% of their gross income have housing problems.

- c) Moderate-income households (51-80% of median) – According to the CHAS Databook, in 2000 there were 72,089 moderate-income households (representing 18% of all households) in the State. 32,637 or 45% of these moderate-income households were owners.

Of the owner households, elderly 1 and 2 member households comprise approximately 34%; small related (2 to 4), 36%; large related (4 or more), 17%; and all other households (non-elderly single persons or groups of unrelated individuals), 13%.

Moderate-income owner households in need of housing assistance can be characterized as follows:

- More than 17,900 owner households or 55% report housing problems. Nearly 82% or more than 4,500 large related households report housing problems, as do 64% or nearly 7,500 small related owner households.
- 47% or more than 15,300 households report paying more than 30% of their gross income for housing. Nearly 22% or more than 7100 households report paying more than 50% of their gross income for housing.
- Over 25%, or more than 1,400 families, of large related low-income owner households whose cost-burden is under 30% of their gross income have housing problems.

- d) Middle-Income Households (81-95% of median income) – The CHAS Databook does not provide census information on middle-income households. Additional work is needed to estimate housing needs for this target group.

- e) CHAS Data Tables for the State of Hawaii, City and County of Honolulu, County of Hawaii, County of Kauai, and County of Maui are in Appendix X.

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- f) According to the Census 2000 Summary File 3, 1% of Hawaii housing units lack complete plumbing facilities (Table H47. Plumbing Facilities). 2% of Hawaii housing units lack complete kitchen facilities.

The Hawaii Housing Policy Study, 2003, reports survey results in which 36% of households reported excellent physical conditions for their housing units; 47% reported satisfactory physical conditions; 14% reported fair physical conditions; and 2% reported poor physical conditions.

- g) According to the Hawaii Housing Policy Study, 2003, the Housing Demand Survey questioned Hawaii residents about overcrowding in their homes. Approximately 89% of families reported that their homes are large enough, and nearly 11% of families reported that their homes are not large enough. About 81% of households had less than 1 person per room; 13% had 1.00 to 1.49 persons per room; 5% had 1.5 or more persons per room.

Elderly – The State has a total of 79,109 elderly one or two person households, comprising 20% of the total households. Of the total elderly households, renters comprise 30% or 23,428 and owners comprise 70% or 55,681 households. 48% of the renter households reported housing problems, while 25% of the owner households reported housing problems. According to U.S. Census 2000 data, approximately 29,043 people 65 or older live alone, or 18% of the population 65 and older (Census 2000 Summary File 3, PCT2. Non-family Households by Sex of Householder Living Alone by Age of Householder).

Single Persons – The State has approximately 88,171 single person households, comprising 22% of the total households. Of the total single person households, renters comprise 55% or approximately 48,853 households, and owners comprise 45% or 39,318 households (Census 2000 Summary File 3, H17 Tenure by Household Size).

Large Families (5 persons or more) – Of the total households statewide, large family renter households comprise 6% or approximately 23,300 households. Large family homeowner households comprise 10% or 38,810 households. A total of 62,110 households are large families, and 39,417 or 63% report housing problems.

Housing Needs for Public Housing Residents – Not applicable.

Families on Public Housing Waiting List -- As of June 30, 2003, there were 13,299 households on the waiting list for federal low-rent public housing statewide. (Households on the public housing wait list may also be on the wait list for Section 8 tenant-based assistance.) Demographic information for households on the public housing waiting list is shown in Table III-2.

**Table III-2. Households on Public Housing Waiting List**

<b>Wait List for Federal Low-Rent Public Housing</b>	<b># of Families</b>	<b>% of Total Families</b>
Waiting list total	13,299	
Extremely low income (≤ 30% AMI)	10,907	82%
Very low income (>30% but ≤50% AMI)	1,877	14%
Low income (>50% but <80% AMI)	515	4%
Families with children	7,772	58%
Elderly families	1,884	14%
Families with disabilities	2,222	17%
White	2,888	21%
Hispanic	753	5%
Black	288	2%
American Indian, etc.	140	1%
Asian/Pacific Islander/Other	9,983	71%
<b>Characteristics by Bedroom Size</b>		
1 BR	3,005	47%
2 BR	2,371	37%
3 BR	778	12%
4 BR	178	3%
5 BR	32	1%
5+ BR	N/A	N/A

Families on Section 8 Tenant-Based Waiting List – The State and each of the four counties administer Section 8 tenant-based assistance programs and maintain waiting lists for the program. Statewide, 15,221 families were on the waiting lists as of June 30, 2003. Demographic information for household on the waiting list by State and by counties is shown in Table III-3.

<b>Table III-3. Households on Section 8 Housing Choice Voucher Waiting List</b>										
<b>STATE OF HAWAII</b>			<b>HAWAII</b>		<b>HONOLULU</b>		<b>KAUAI</b>		<b>MAUI</b>	
<b>Wait List</b>	<b># of Families</b>	<b>% of Total Families</b>	<b># of Families</b>	<b>% of Total Families</b>	<b># of Families</b>	<b>% of Total Families</b>	<b># of Families</b>	<b>% of Total Families</b>	<b># of Families</b>	<b>% of Total Families</b>
Waiting list	1,433		1,919		8,988		836		2,045	
Extremely low income (≤ 30% AMI)	1,068	75%	1,498	79%	6,930	77%	611	73%	1,485	73%
Very low income (>30% but ≤50% AMI)	303	21%	364	19%	2,058	23%	225	27%	560	27%
Low income (>50% but <80% AMI)	59	4%	57	2%	0	0%	0	0%	0	0%
Families with children	890	68%	1,146	59%	5,334	59%	536	64%	1,132	55%
Elderly families	261	20%	91	4%	832	9%	45	5%	117	6%
Families with disabilities	164	12%	269	14%	2,495	28	147	18%	423	21%
White	259	17%	1,139	59%	2,009	22%	319	38%	743	36%
Hispanic	104	7%					100	12%		
Black	25	2%	5	1%	414	5%	13	2%	40	2%
American Indian/Alaska Native	8	1%	13	1%	189	2%	11	1%		
Asian/Pacific Islander/Other	1,138	74%	762	39%	6,376	71%	478	57%	1,262	62%
Wait List	Closed since 4/99		Open		Open		Open		Open	

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## Persons with HIV/AIDS and their families

According to the HOPWA planning group, comprised of statewide AIDS service organizations, approximately 900 to 1,500 persons with HIV/AIDS are in need of housing assistance. The number of persons with HIV requiring housing assistance was calculated at 30% of the 3,000 to 5,000 HIV population. Due to the high housing costs of Hawaii, these figures were considered to be realistic.

The HOPWA planning group identified the housing needs of this population which included permanent housing (rental subsidy), assisted living, transitional housing, emergency housing, long-term care facilities, care homes and hospice care. Within each of these categories, appropriate supportive services to assist persons with HIV/AIDS to obtain or retain housing were also identified as needs.

Persons with Disabilities – The Americans with Disabilities Act (ADA) of 1990 defines disability as those that place substantial limitations on an individual's major life activities (i.e., caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working). The three categories of individuals with disabilities are: 1) individuals who have a physical or mental impairment that substantially limits one or more major life activities; 2) individuals who have a record of a physical or mental impairment that substantially limits one or more of the individual's major life activities; and 3) individuals who are regarded as having such an impairment, whether they have the impairment or not. Impairments include physiological disorders or conditions, cosmetic disfigurement, anatomical loss, and mental or psychological disorders.

The State Department of Health, Adult Mental Health Division, provides services for 6,000 seriously mentally ill persons in the State plus an additional 2,600 homeless mentally ill persons who are not registered with DOH, for a total of 8,600. Approximately 90% are estimated to fall in the "extremely low-income households;" most have income that do not exceed their social security benefits.

No specific data is available to quantify the number of low- and moderate-income persons with disabilities. Data from Census 2000 indicates that 191,100 of Hawaii's 1,211,537 residents, or 16%, have a disability. No specific data is available to quantify the number of low and moderate income persons with disabilities. Services providers have indicated that approximately 3,000 are in need of supportive housing statewide.

## Disproportionate Need by Racial or Ethnic Group

Data from the CHAS Databook was analyzed to determine if racial or ethnic groups experienced a disproportionately greater need for any income category in comparison to the needs of that category as a whole. HUD defines disproportionately greater need to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

Table III-4. demonstrates that there is no disproportionate need between Hispanic; White, Non-Hispanic; Black, Non-Hispanic; and "Other" households in the State of Hawaii.



**Table III-4. Housing Needs by Racial and Ethnic Groups**

State of Hawaii

Households by Income Group	All		Hispanic		White, Non-Hispanic		Black, Non-Hispanic		Other Households*	
	#	%	#	%	#	%	#	%	#	%
Households with incomes <+30% MFI Number with any housing problems	49,517 35,405	<b>72%</b>	3,983 3,043	<b>76%</b>	12,951 9,377	<b>72%</b>	1,692 1,064	<b>63%</b>	30,891 21,921	<b>71%</b>
Households with incomes >30% to <=50%MFI Number with any housing problems	43,480 29,262	<b>67%</b>	3,169 2,123	<b>67%</b>	13,056 8,878	<b>68%</b>	1,020 415	<b>41%</b>	26,235 17,846	<b>68%</b>
Households with incomes >50% to <=80%MFI Number with any housing problems	72,079 39,211	<b>54%</b>	4,431 2,455	<b>55%</b>	21,309 11,379	<b>53%</b>	1,929 831	<b>43%</b>	44,410 24,546	<b>55%</b>
All Households with incomes <80% Number with any housing problems	165,076 103,878	<b>63%</b>	11,583 7,621	<b>66%</b>	47,316 29,634	<b>63%</b>	4,641 2,311	<b>50%</b>	101,536 64,312	<b>63%</b>

Data Source: CHAS Data Book, Hawaii. <http://socds.huduser.org/scripts/odbc.exe/chas/index.htm>

\* Extrapolation of "Other Households," which represent 62% of Low-Mod households, was calculated from data provided.

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## Estimate of Supportive Housing Needs

Table III-5. estimates, to the extent practicable, the numbers of persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with severe mental illness, developmental disabilities, physical disabilities, persons diagnosed with HIV/AIDS, and youth.

**Table III-X Supportive Housing Needs**

<b>Special Needs Group</b>	<b>Households in Need of Supportive Housing</b>
1. Elderly	58,673
2. Frail Elderly	12,386
3. Persons with Severe Mental Illness	3,000
4. Developmentally Disabled	Unknown
5. Physically Disabled	Unknown
4. Persons with Alcohol or Other Drug Addiction	Unknown
5. Persons with HIV/AIDS	900 to 1,500
6. Youth	Unknown

1. Hawaii Housing Policy Study, 2003, and Census 2000.
2. Hawaii Housing Policy Study, 2003, and Census 2000.
3. Adult Mental Health Division, Department of Health, State of Hawaii
5. HOPWA planning group

### Special Needs Housing

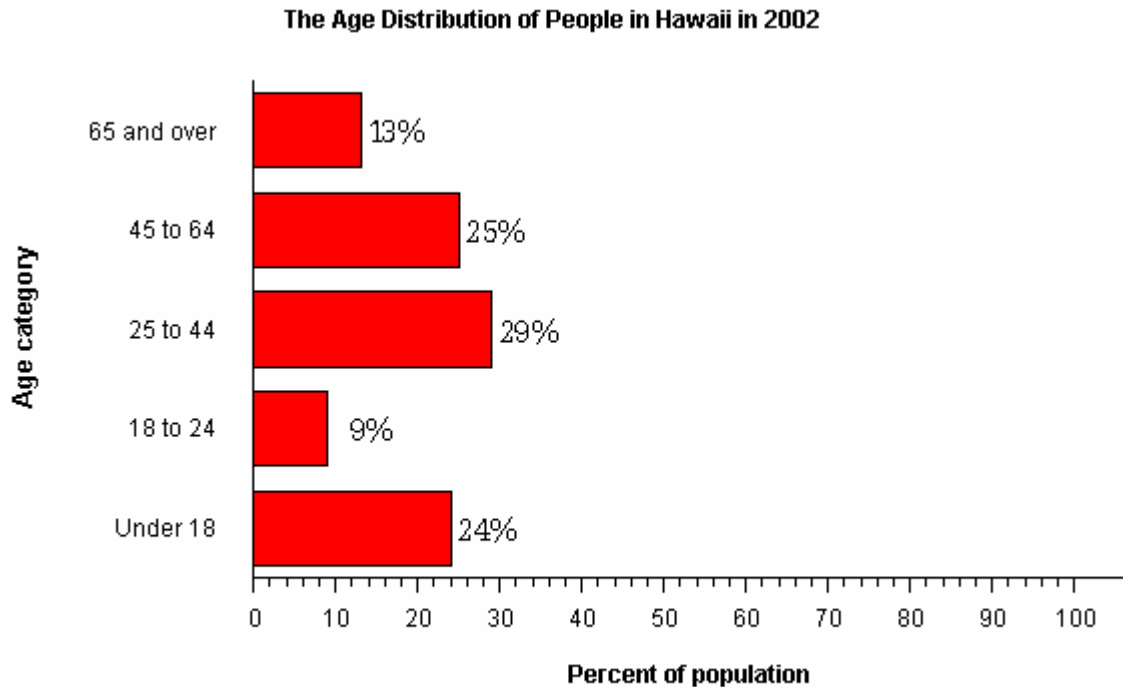
See Appendix E for existing facilities and services that assist persons who are not homeless but require supportive housing.

## HOUSING AND MARKET ANALYSIS

### Characteristics of the State's housing market

#### Housing Demand

In 2002, Hawaii had a household population of approximately 1.2 million. The median age was 37.4 years. Twenty four percent of the population were under 18 years of age and 13 percent were 65 years and older. (U.S. Census, 2002 American Community Survey Profile)



Source: American Community Survey, 2002

In 2002, there were 415,479 households in Hawaii, up from 386,824 households in 2000. The average household size in 2002 was 2.91 people, down from 2.92 in 2000. The average household sizes for each county in 2000 were as follows: Honolulu, 2.95 people; Maui, 2.91 people; Hawaii, 2.75 people; and Kauai, 2.86 people.

Families made up approximately 70 percent of the households in Hawaii. This figure includes both married couple families (48.2 percent) and multiple families (21.6 percent) according to the 2003 Hawaii Housing Policy Study. Table IV-1 shows household composition by county in 1992, 1997 and 2003.

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**Table IV-1. Household Composition and Crowding By County, 1992, 1997 and 2003**

Characteristic	County of Residence														
	Honolulu			Maui			Hawaii			Kauai			Total		
	1992	1997	2003	1992	1997	2003	1992	1997	2003	1992*	1997	2003	1992	1997	2003
<b>Total Households</b>	247,349	272,234	292,003	34,266	39,252	43,687	39,789	46,271	54,644	16,981	18,817	20,460	338,385	376,574	410,794
<b>Household type**</b>															
Single member	11.9	14.1	22.0	12.6	14.1	21.9	9.6	14.8	22.3	12.7	13.2	20.9	11.7	14.2	22.0
Married, no children	24.4	25.6	28.9	24.4	25.0	29.6	27.2	27.0	30.6	26.1	27.1	26.9	24.9	25.8	29.1
Parent(s) & children	26.3	27.3	18.3	32.9	27.9	21.6	32.3	28.4	20.6	31.0	30.0	21.8	27.9	27.6	19.1
Unrelated roommates	1.7	4.2	6.1	1.6	5.4	7.0	0.6	3.5	7.1	0.5	1.7	8.3	1.5	4.1	6.5
Multiple families	32.0	27.2	22.9	25.9	24.8	17.6	26.0	24.3	18.1	26.3	25.4	20.5	30.3	26.5	21.6
Undetermined	3.7	1.6	1.8	2.3	2.7	2.3	4.3	2.1	1.4	3.5	2.5	1.7	3.6	1.9	1.8
<b>Percent overcrowded (1.01 persons or more per room)</b>	23.2	10.6	10.0	26.8	10.4	11.0	18.7	7.9	7.0	17.4	9.1	6.0	22.2	10.2	9.6
<b>Percent of households that are overcrowded or doubled up***</b>	45.7	32.7	19.0	38.8	29.5	17.5	37.6	28.5	15.0	36.2	29.6	20.2	43.6	31.7	18.4

Percentages may not sum to 100.0 due to rounding.

\* Pre-Hurricane Iniki

\*\* Household type was measured differently in 1992 and 1997.

\*\*\* Based on 1.01 persons or more per room or multiple families in one household.

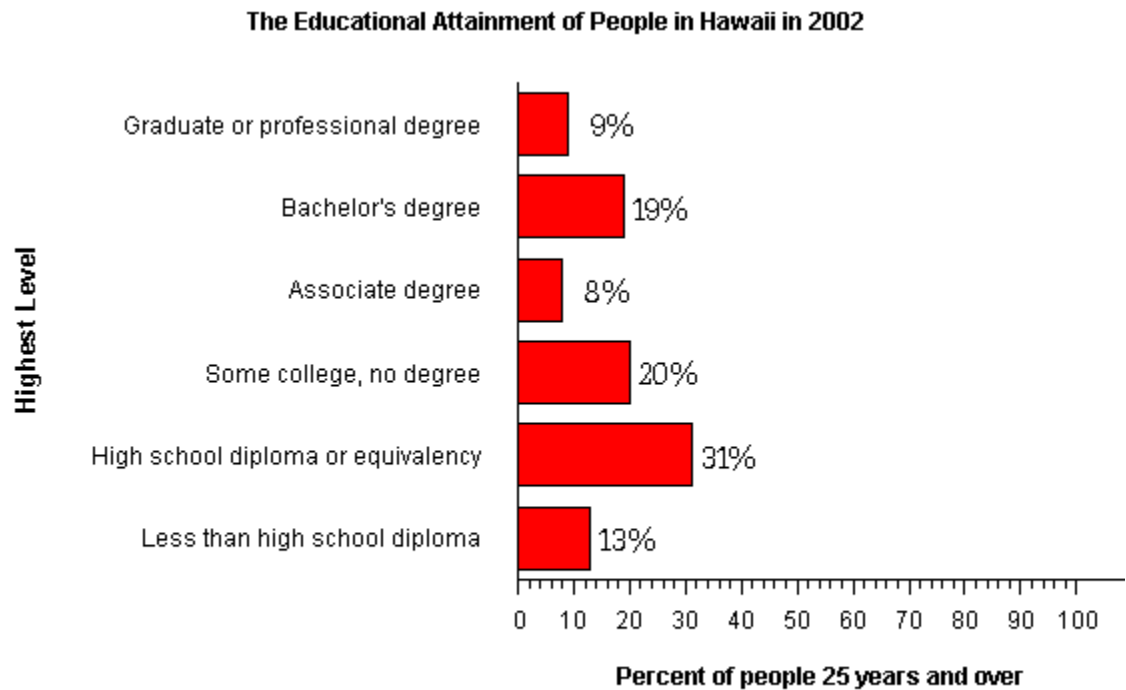
Comments:

Although the decrease was not as substantial as was found from 1992 to 1997, fewer households were found to be overcrowded or doubled-up in 2003 than in 1997.

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table IV-A-6, August 23, 2003

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In 2002, 87 percent of people 25 years and over had at least graduated from high school and 28 percent had a bachelor's degree or higher. Among people 16 to 19 years old, 8 percent were dropouts. (U.S. Census, 2002 American Community Survey Profile)



Source: American Community Survey, 2002

The median household income in 2003 was approximately \$47,500 based on a survey conducted for the 2003 Hawaii Housing Policy Study. Households in the City and County of Honolulu had the highest median income (\$57,200), followed by Kauai (\$47,200), Maui (\$44,200), and Hawaii (\$42,900). (See Table [IV-2](#).)

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**Table IV-2. Household Income Data By County, 1992, 1997 and 2003**

Characteristic	County of Residence														
	Honolulu			Maui			Hawaii			Kauai			Total		
	1992	1997	2003	1992	1997	2003	1992	1997	2003	1992*	1997	2003	1992	1997	2003
<b>Total Households</b>	247,349	272,234	292,003	34,266	39,252	43,687	39,789	46,271	54,644	16,981	18,817	20,460	338,385	376,574	410,794
<b>Household Income</b>															
Less than \$15,000	N/A	8.6%	8.0%	N/A	10.3%	9.3%	N/A	14.2%	14.4%	N/A	10.8%	12.6%	N/A	9.6%	9.2%
\$15,000 to \$24,999**	24.4%	8.8%	10.3%	20.2%	8.4%	13.1%	23.9%	14.3%	12.0%	19.7%	13.0%	11.8%	23.7%	9.6%	10.9%
\$25,000 to \$34,999	12.9%	11.9%	14.0%	16.5%	15.5%	12.5%	18.5%	15.1%	16.6%	13.8%	14.6%	15.9%	14.0%	12.8%	14.3%
\$35,000 to \$49,999	16.1%	16.3%	22.0%	19.5%	17.9%	21.6%	20.0%	15.1%	22.3%	22.4%	15.5%	21.1%	17.3%	16.3%	21.8%
\$50,000 to \$74,999	12.3%	15.3%	17.5%	11.1%	15.1%	18.8%	10.5%	11.5%	17.3%	10.4%	15.3%	17.6%	11.9%	14.8%	17.7%
\$75,000 to \$99,999	5.8%	8.8%	11.3%	2.2%	6.5%	13.9%	3.4%	4.0%	8.6%	4.7%	4.5%	9.3%	5.1%	7.7%	11.1%
\$100,000 or more	7.3%	6.1%	16.9%	3.3%	5.9%	10.6%	4.2%	4.0%	8.9%	3.0%	3.0%	11.7%	6.3%	5.7%	15.0%
Refused	21.1%	24.3%	----	27.2%	20.3%	----	19.5%	21.8%	----	25.9%	23.4%	----	21.8%	23.5%	---
<b>Median***</b>	\$36,974	\$42,234	\$57,208	\$35,843	\$38,908	\$44,228	\$34,063	\$31,831	\$42,907	\$36,966	\$34,891	\$47,176	\$36,289	\$39,883	\$47,489
<b>Percent of HUD Guidelines</b>															
30% or less	N/A	7.6%	4.7%	N/A	6.9%	10.1%	N/A	3.1%	5.1%	N/A	9.2%	6.2%	N/A	7.0%	5.4%
Over 30% to 50%+	20.4%	14.9%	19.2%	19.8%	11.2%	17.1%	20.2%	19.0%	14.4%	21.2%	18.3%	22.5%	19.8%	15.2%	18.5%
Over 50% to 80%	19.3%	21.2%	21.8%	18.8%	26.7%	27.8%	18.2%	20.7%	28.1%	18.0%	27.0%	26.9%	19.0%	21.9%	23.5%
Over 80% to 120%	22.7%	29.7%	22.0%	23.6%	24.4%	17.5%	23.6%	23.3%	21.5%	21.4%	25.1%	20.0%	21.6%	28.2%	21.4%
Over 120% to 140%	10.4%	6.5%	7.2%	9.4%	10.0%	7.0%	9.5%	9.8%	6.0%	9.4%	8.9%	6.6%	11.1%	7.4%	7.0%
Over 140%	27.3%	20.2%	25.2%	28.4%	20.8%	20.5%	28.6%	24.0%	24.9%	30.0%	11.5%	17.8%	28.4%	20.3%	24.3%

Percentages may not sum to 100.0 due to rounding.

\* Pre-Hurricane Iniki

\*\* In 1992, the lowest household income category was "less than \$25,000." That category was expanded into two categories for 1997. \*\*\* Medians were derived from the categorical survey data, excluding refusals.

+ In 1992, the lowest category for HUD income comparisons was "50% or less." That category was expanded into two categories for 1997.

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table IV-A-3, August 23, 2003

# DRAFT

## Housing Supply

In 2002, there were 453,697 housing units in the State of Hawaii, of which 311,466 or 68.7 percent were on Oahu. Maui County and the Big Island had similar housing inventories – 58,358 and 58,966 units, respectively. The County of Kauai had the smallest count with 24,907 units.

Of the total housing units, approximately 55 percent were single-family units, 27.5 percent were condominiums, 10.5 were apartments, and the remaining 7 percent were other structures (e.g., military, student housing, or cooperatives). Statewide, over 95 percent of single family and 77.5 percent of condominium units are fee simple. See Tables [IV-3](#) and [IV-4](#).

The supply of housing that is available for sale or rent has declined. Market research consultant Ricky Cassidy of Data@Work notes that the best indicator of housing supply is the number of units that are listed for sale. As of June 2003, listings for single family units have fallen for eight straight years on Oahu. The Honolulu Advertiser reported that in February 2004, there was an available inventory of 623 newly-constructed units for sale in the City and County of Honolulu compared to 1,117 new units in 2003 and 1,173 in 2002. (Andrew Gomes, “*New-home sales climb on Oahu*,” Honolulu Advertiser)

# DRAFT

**Table IV-3. Housing Inventory by Type - 2002**

<b>Honolulu County</b>							
<b>Zone</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Apartment</b>	<b>Military</b>	<b>Student Housing</b>	<b>Cooperative</b>	<b>Total</b>
1	14,682	8,451	8,052	5,941	0	0	37,126
2	12,118	44,218	20,524	0	3,202	1,947	82,009
3	28,602	5,338	1,299	0	128	692	36,059
4	26,604	5,026	1,582	2,274	0	242	35,728
5	4,398	761	167	0	940	0	6,266
6	2,931	381	153	0	0	0	3,465
7	4,864	513	1,800	6,237	0	0	13,414
8	8,652	2,337	458	59	0	0	11,506
9	48,106	24,888	5,567	7,332	0	0	85,893
<b>Total</b>	<b>150,957</b>	<b>91,913</b>	<b>39,602</b>	<b>21,843</b>	<b>4,270</b>	<b>2,881</b>	<b>311,466</b>
<b>Maui County</b>							
<b>Zone</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Apartment</b>	<b>Military</b>	<b>Student Housing</b>	<b>Cooperative</b>	<b>Total</b>
1	776	19	19	0	0	0	814
2	13,477	1,596	133	0	3	0	15,209
3	13,771	8,920	1,950	0	66	0	24,707
4	4,486	8,417	1,418	0	0	75	14,396
5	2,343	640	249	0	0	0	3,232
<b>Total</b>	<b>34,853</b>	<b>19,592</b>	<b>3,769</b>	<b>0</b>	<b>69</b>	<b>75</b>	<b>58,358</b>
<b>Hawaii County</b>							
<b>Zone</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Apartment</b>	<b>Military</b>	<b>Student Housing</b>	<b>Cooperative</b>	<b>Total</b>
1	11,526	0	102	0	0	0	11,628
2	14,296	1,334	1,580	0	310	0	17,520
3	657	0	68	0	0	0	725
4	2,028	10	30	0	0	0	2,068
5	1,716	0	169	0	0	0	1,885
6	4,041	1,733	875	0	0	0	6,649
7	8,049	4,515	568	0	0	0	13,132
8	2,637	44	82	0	0	0	2,763
9	2,352	76	100	68	0	0	2,596
<b>Total</b>	<b>47,302</b>	<b>7,712</b>	<b>3,574</b>	<b>68</b>	<b>310</b>	<b>0</b>	<b>58,966</b>
<b>Kauai County</b>							
<b>Zone</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Apartment</b>	<b>Military</b>	<b>Student Housing</b>	<b>Cooperative</b>	<b>Total</b>
1	2,556	11	243	87	0	0	2,897
2	4,326	1,720	121	0	0	0	6,167
3	3,068	1,601	389	0	0	0	5,058
4	5,962	933	113	0	0	0	7,008
5	2,389	1,388	0	0	0	0	3,777
<b>Total</b>	<b>18,301</b>	<b>5,653</b>	<b>866</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>24,907</b>
<b>State</b>							
<b>County</b>	<b>Single Family</b>	<b>Condominium</b>	<b>Apartment</b>	<b>Military</b>	<b>Student Housing</b>	<b>Cooperative</b>	<b>Total</b>
Honolulu	150,957	91,913	39,602	21,843	4,270	2,881	311,466
Maui	34,853	19,592	3,769	0	69	75	58,358
Hawaii	47,302	7,712	3,574	68	310	0	58,966
Kauai	18,301	5,653	866	87	0	0	24,907
<b>Total</b>	<b>251,413</b>	<b>124,870</b>	<b>47,811</b>	<b>21,998</b>	<b>4,649</b>	<b>2,956</b>	<b>453,697</b>

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table II-1., August 28, 2003



Table IV-4. Housing Inventory by Land Tenure - 2002

Honolulu County										
Zone	Single Family					Condominium				
	No Data	Fee	Lease	Other	Total	No Data	Fee	Lease	Other	Total
1	3	14,514	88	77	14,682	2	7,715	714	22	8,451
2	1	11,622	407	88	12,118		30,468	13,578	170	44,218
3	3	28,199	330	70	28,602		3,838	1,457	43	5,338
4	3	25,029	1,235	337	26,604		3,669	1,347	10	5,026
5	2	4,051	288	57	4,398		130	626	5	761
6		2,809	63	59	2,931		348	28	5	381
7	6	4,760	85	13	4,864		348	158	7	513
8		6,698	1,626	328	8,652	1	2,032	280	24	2,337
9	4	47,146	762	194	48,106	1	21,416	3,322	149	24,888
Total	22	144,828	4,884	1,223	150,957	4	69,964	21,510	435	91,913
Percent		95.94%	3.24%				76.12%	23.40%		

Maui County										
Zone	Single Family					Condominium				
	No Data	Fee	Lease	Other	Total	No Data	Fee	Lease	Other	Total
1		712	29	35	776	1	18		1	19
2	5	13,069	233	170	13,477		1,595		1	1,596
3	9	13,084	524	154	13,771		8,251	616	53	8,920
4		4,339	79	68	4,486		6,108	2,256	52	8,417
5		1,734	519	90	2,343		583	49	8	640
Total	14	32,938	1,384	517	34,853	1	16,555	2,921	115	19,592
Percent		94.51%	3.97%				84.50%	14.91%		

Hawaii County										
Zone	Single Family					Condominium				
	No Data	Fee	Lease	Other	Total	No Data	Fee	Lease	Other	Total
1		11,340	66	120	11,526	1				
2	4	13,422	605	265	14,296		992	331	11	1,334
3		645	2	10	657					
4	1	1,989	29	9	2,028		10			10
5	3	1,655	45	13	1,716					
6	5	3,771	209	56	4,041		1,655	76	1	1,733
7	7	7,527	295	220	8,049		3,578	896	41	4,515
8	2	2,171	445	19	2,637		44			44
9		2,282	42	28	2,352		76			76
Total	22	44,802	1,738	740	47,302	1	6,355	1,303	53	7,712
Percent		94.71%	3.67%				82.40%	16.90%		

Kauai County										
Zone	Single Family					Condominium				
	No Data	Fee	Lease	Other	Total	No Data	Fee	Lease	Other	Total
1	2	2,134	293	127	2,556		11			11
2	6	4,119	161	40	4,326		1,354	360	6	1,720
3	3	2,954	101	10	3,068		872	727	2	1,601
4	16	5,548	245	153	5,962		467	462	4	933
5	49	2,302	27	11	2,389		1,244	139	5	1,388
Total	76	17,057	827	341	18,301		3,948	1,688	17	5,653
Percent		93.20%	4.52%				69.84%	29.86%		

State										
County	Single Family					Condominium				
	No Data	Fee	Lease	Other	Total	No Data	Fee	Lease	Other	Total
Honolulu	22	144,828	4,884	1,223	150,957	4	69,964	21,510	435	91,913
Maui	14	32,938	1,384	517	34,853	1	16,555	2,921	115	19,592
Hawaii	22	44,802	1,738	740	47,302	1	6,355	1,303	53	7,712
Kauai	76	17,057	827	341	18,301		3,948	1,688	17	5,653
Total	134	239,625	8,833	2,821	251,413	6	96,822	27,422	620	124,870
Percent		95.31%	3.51%				77.54%	21.96%		

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table II-2, August 23, 2003

# DRAFT

The demand for housing in the State of Hawaii is at an all-time high as exhibited by the high volume of home sales and rising prices. Combined resales and new sales grew by 51 percent from 2001 to 2003.

**Table IV-5. Market Growth, 2001-2003**

<b>All Sales</b>	<b>Oahu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
2001	9,073	2,824	2,288	852	15,037
2002	10,961	2,967	2,716	1,007	17,651
2003	13,990	4,105	3,385	1,199	22,679
	<b>Oahu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
2001-2002	21%	5%	19%	18%	17%
2002-2003	28%	38%	25%	19%	28%
<b>Combined</b>	<b>54%</b>	<b>45%</b>	<b>48%</b>	<b>41%</b>	<b>51%</b>

Source: Ricky Cassiday, Data@Work, May 2004

This trend has continued into 2004 on Oahu as well as the Neighbor Islands. The Honolulu Board of Realtors reported that in April 2004, sales of condominiums on Oahu were up 24.1 percent over sales in April 2003. The sale of single family homes on Oahu increased by 12.8 percent during the same period. Resales prices for condominiums and single family homes on Oahu also climbed by 24.2 percent and 20.0 percent, respectfully, between April 2003 and April 2004.

**Table IV-6. Oahu Home Sales, April 2003-April 2004**

<b>Single Family Home Resales</b>				
	Number of Sales	Compared To:	Median Sales Price	Compared To:
April, 2004	361		\$435,000	
April, 2003	320	Up 12.8%	\$362,500	Up 20.0%
<b>Condominium Resales</b>				
April, 2004	685		\$205,000	
April, 2003	552	Up 24.1%	\$165,000	Up 24.2%

Source: Honolulu Board of Realtors, May 5, 2004

# DRAFT

Home sales and prices on the Neighbor Islands have also grown by double-digits between April 2003 and April 2004.

**Table IV-7. Hawaii Home Sales, April 2003-April 2004**

<b>Single Family Home Resales</b>				
	Number of Sales	Compared To:	Median Sales Price	Compared To:
April, 2004	227		\$276,000	
April, 2003	182	Up 24.7%	\$214,500	Up 28.7%
<b>Condominium Resales</b>				
April, 2004	100		\$230,000	
April, 2003	76	Up 31.6%	\$199,000	Up 15.6%

Source: Honolulu Advertiser, "Neighbor Isles homes resales surge," Andrew Gomes, May 11, 2004

The increase in housing activity and prices in recent years is primarily attributable to three factors. First, rapidly falling mortgage interest rates have spurred potential buyers to act quickly to enter or move up in the housing market. Second, housing construction rates have not kept pace with this short-term demand. Third, sales of new housing units to non-residents have increased. According to Ricky Cassiday of Data@Work, while total sales (combined resales and new sales) grew by 51 percent from 2001 to 2003, new home sales grew more by 73 percent, and new resort sales grew the most by 160 percent.

**Table IV-8. New Resort Sales, 2001-2003**

<b>All Sales</b>	<b>Oahu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
2001-2002	21%	5%	19%	18%	17%
2002-2003	28%	38%	25%	19%	28%
<b>Combined</b>	<b>54%</b>	<b>45%</b>	<b>48%</b>	<b>41%</b>	<b>51%</b>
<b>New Only</b>	<b>Oahu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
2001-2002	17%	-6%	-9%	-10%	7%
2002-2003	62%	63%	71%	35%	62%
<b>Combined</b>	<b>89%</b>	<b>53%</b>	<b>55%</b>	<b>22%</b>	<b>73%</b>
<b>New Resort</b>	<b>Oahu</b>	<b>Maui</b>	<b>Hawaii</b>	<b>Kauai</b>	<b>State</b>
2001-2002	610%	34%	108%	57%	98%
2002-2003	63%	-24%	79%	35%	31%
<b>Combined</b>	<b>1055%</b>	<b>1%</b>	<b>273%</b>	<b>112%</b>	<b>160%</b>

Source: Ricky Cassiday, Data@Work, May 2004

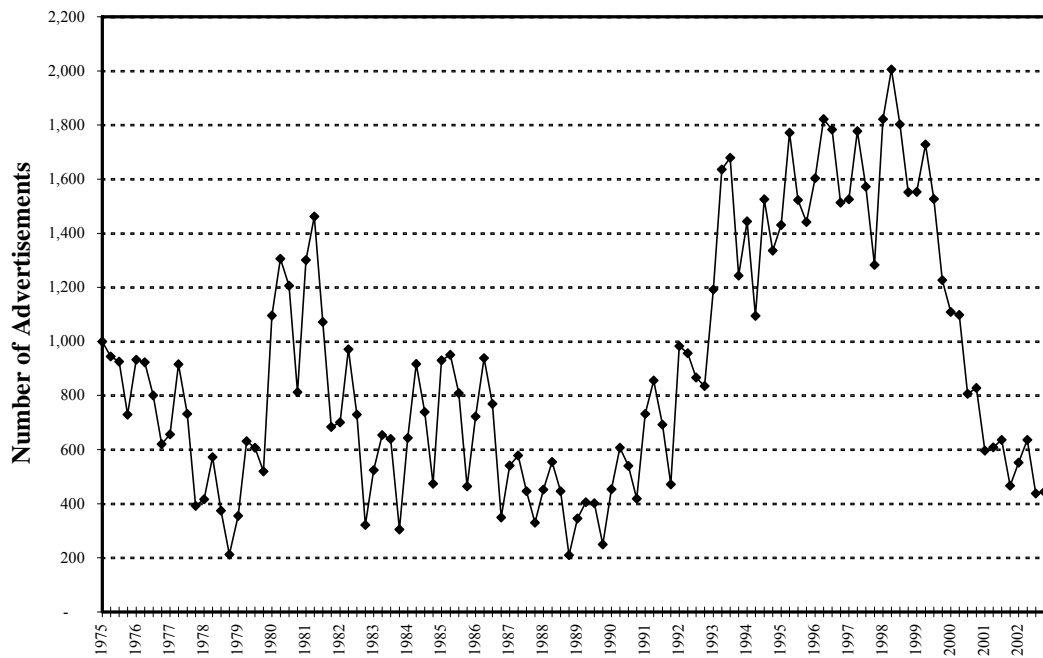
The rapid increase in sales to non-residents may be a short-run aberration generated by economic growth on the Mainland and major market housing costs approaching parity with Hawaii. However, some observers believe that the critical mass of second homes and affordability of second homes in Hawaii will cause a long-range increase in the number of housing units not available to local residents.

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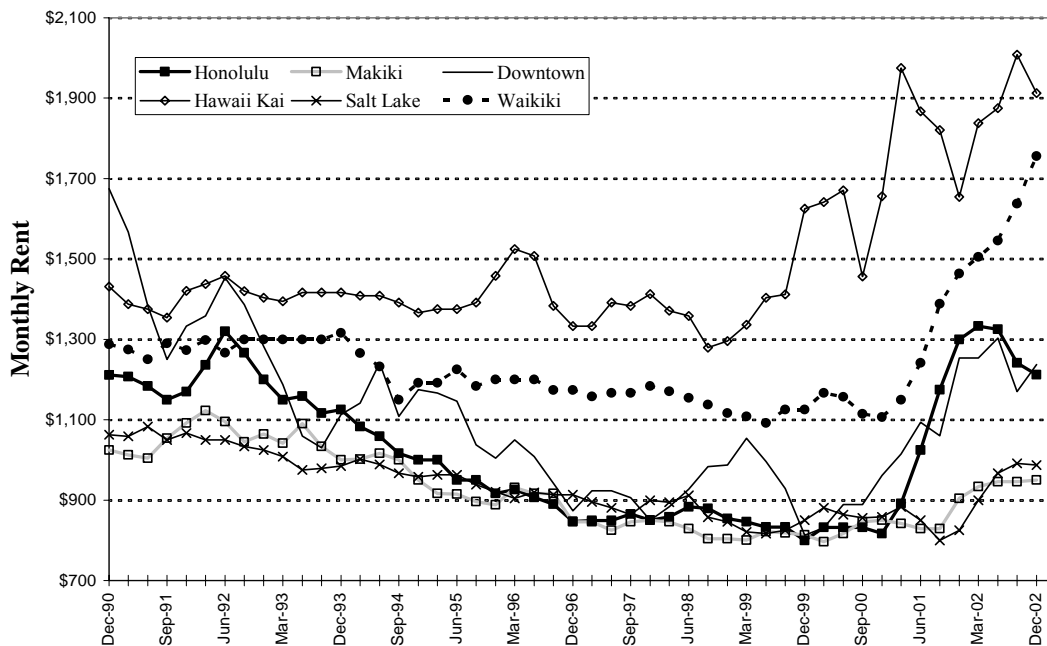
The rental housing market has also tightened significantly. As shown in the charts on the following pages, the supply of rental housing units as measured by the number of newspaper advertisements has decreased resulting in higher rents. With increasing numbers of visitor arrivals more units are being absorbed for visitor use. Single-family rentals have also entered the home-ownership market as owners sell to the burgeoning number of buyers wishing to take advantage of low interest rates. The same factors that caused higher activity in the home ownership market have contributed to re-sales of multifamily rental projects, often resulting in higher rents. As a result, rents have skyrocketed in all counties. In Hawaii, however, that has not translated into increased production. Very high land and construction costs make even relatively high-end multifamily rental projects unprofitable. Since 1990 only limited rental development has occurred in the Hawaii and that has been mostly subsidized housing for the elderly.

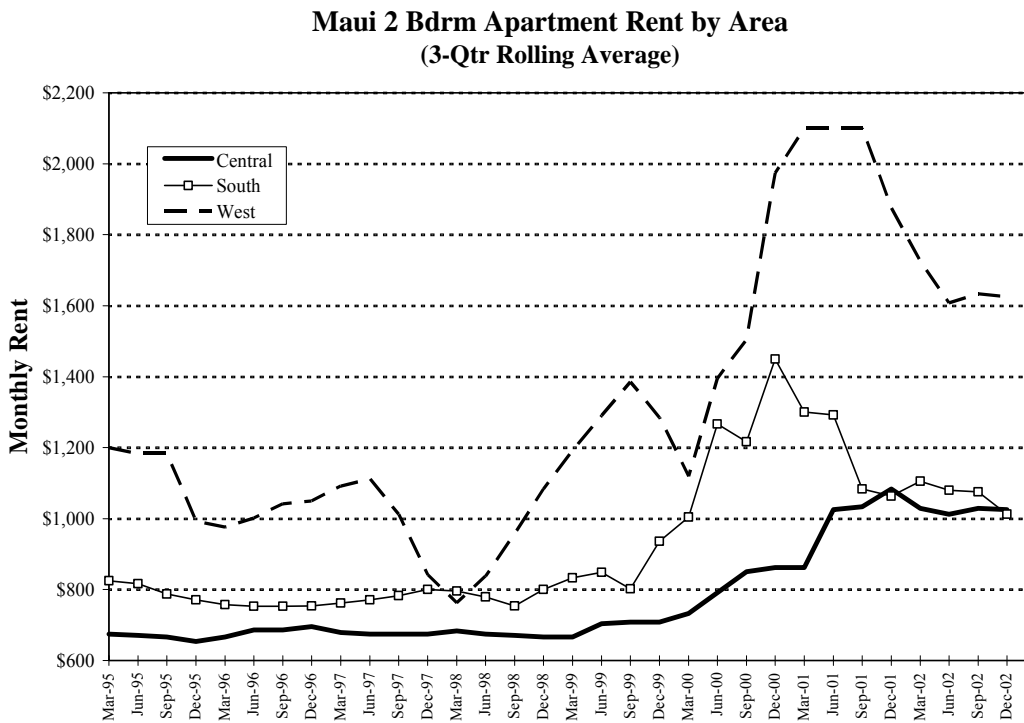
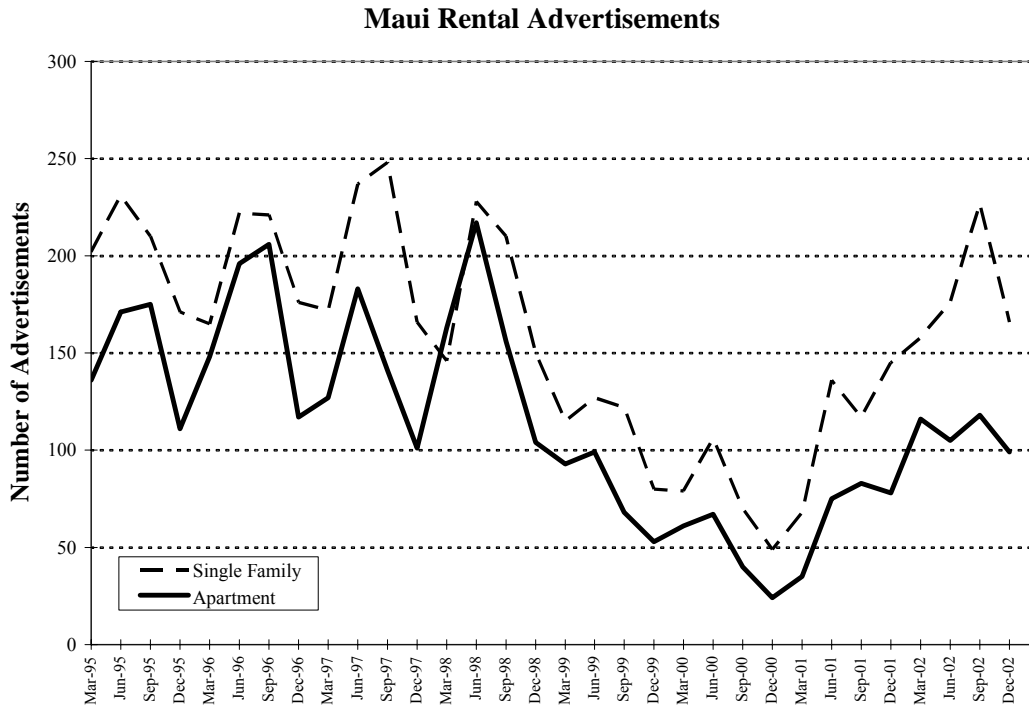
The effect on low-end renters will be severe. Rental housing units for households below fifty percent of median income are produced by government housing agencies for subsidized housing programs. Very slow growth in these units will force low and very low income households into the private market, where availability is low and prices are high. Increased production of permanent, affordable housing is needed to keep up with the rising demand. Failure to do so could contribute to an even greater increase in homelessness.

**Oahu Number of Apartment Advertisements (Quarterly)**

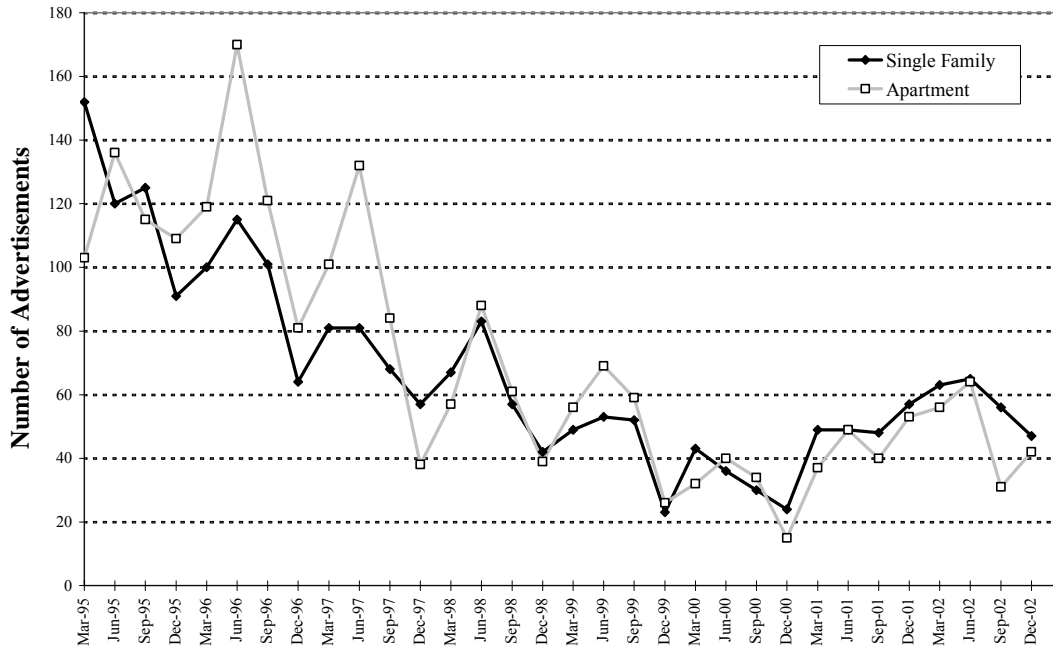


**Honolulu 2 Bdrm Apartment Rent by Area  
(3-Quarter Rolling Average)**

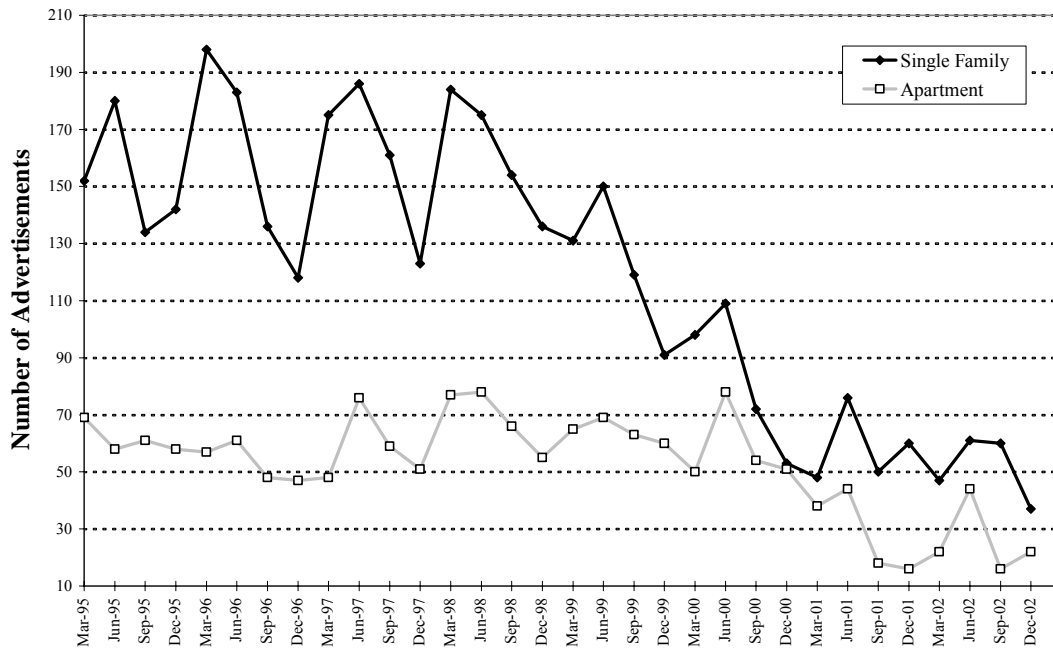




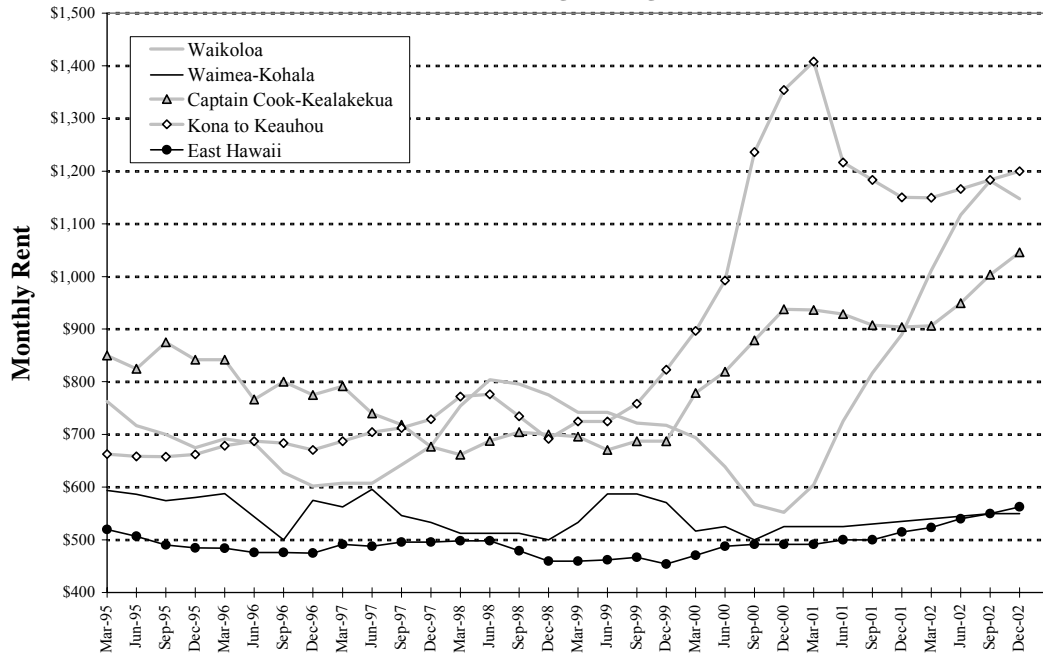
### West Hawaii Rental Advertisements



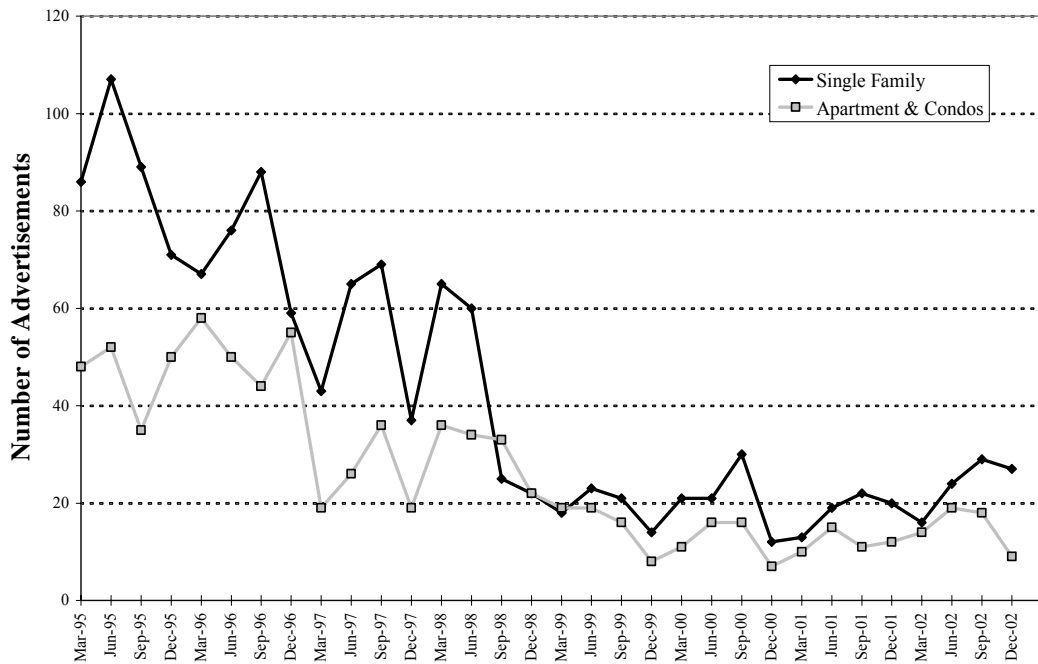
### East Hawaii Rental Advertisements



**Big Island 2 Bdrm Apartment Rent by Area  
(3-Qtr Rolling Average)**

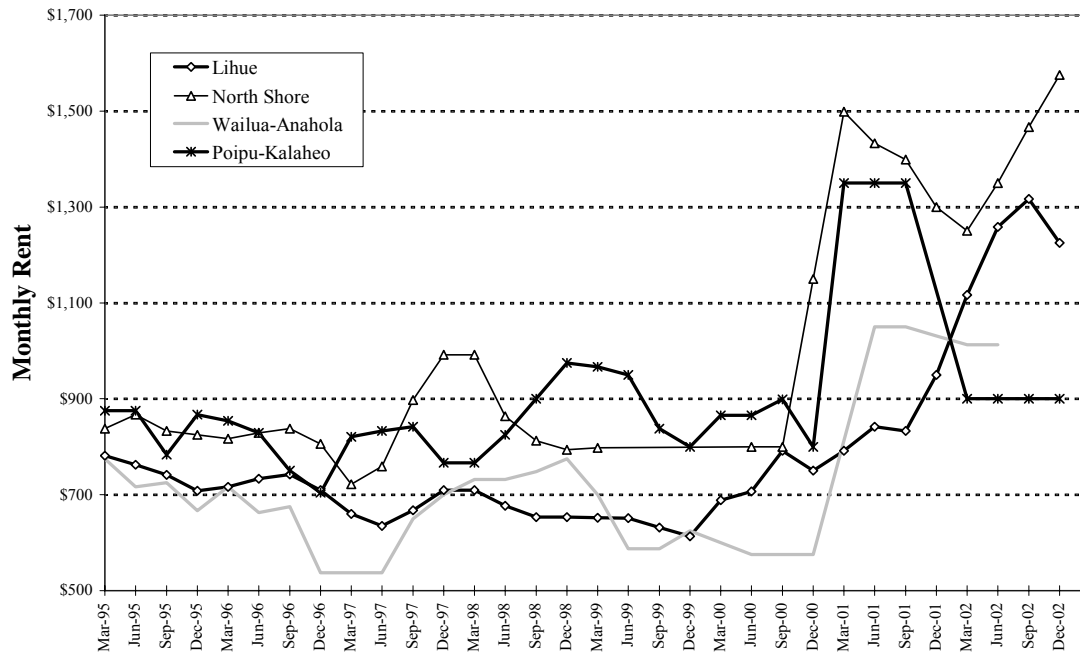


**Kauai Rental Advertisements**





**Kauai 2 Bdrm Apartment Rent by Area  
(3-Qtr Rolling Average)**



# DRAFT

## Vacancy Rates

In 2000, the State of Hawaii rental vacancy rate was 8.2 percent and the homeowner vacancy rate was 1.6 percent. Vacancy rates for the City and County of Honolulu in 2000 were 8.6 percent for rental units and 1.6 percent for homeowner units. Vacancy rates for all counties in 2000 are shown in Table IV-9.

**Table IV-9. 2000 Vacancy Rates**

Vacancy Rate	Honolulu	Maui	Hawaii	Kauai	State
Homeowner	1.6%	1.2%	1.9%	1.2%	1.6%
Rental	8.6%	7.2%	7.6%	6.1%	8.2%

Source: U.S. Census, American FactFinder, General Housing Characteristics: 2000

In 2002, the U.S. Census reported that the statewide rental vacancy rate dropped to 4.2 percent while the homeowner vacancy rate grew to 2.4 percent. 2002 vacancy rates for the City and County of Honolulu exhibited a similar pattern with a rental vacancy rate of 4.2 percent and a homeowner vacancy rate of 2.4 percent.

According to the 2000 Census, Hawaii was one of the ten states with the highest percentage of housing stock classified as “vacant – for seasonal, recreational, and occasional use.” These units are often referred to as “vacation” homes. Based on the 2000 U.S. Census, about 5.6 percent of the State’s housing stock was classified vacant for seasonal use (Honolulu - 2.2%, Hawaii - 8.1%, Kauai - 15.2%, and Maui (including Kalawao) - 17.3%). (U.S. Census Bureau, Housing Characteristics: 2000, Census 2000 Brief, Issued October 2001)

## Condition of housing units

The condition of housing units, as measured by the number of units that lack complete plumbing or complete kitchen facilities, has improved between 1990 and 2000 (Table IV-10). As shown in Table IV-11, statewide, more households are satisfied with the condition of their housing units.

**Table IV-10. Housing Units Lacking Complete Plumbing/Kitchen Facilities: 1990 and 2000**

	State		Honolulu		Hawaii		Kauai		Maui 1/	
Percent:	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Lacking complete plumbing	1.1	1.0	0.6	0.6	3.6	2.7	1.3	0.9	1.2	1.0
Lacking complete kitchen facilities	1.6	1.4	1.3	1.2	3.4	3.0	1.8	1.6	1.4	1.1

1/ Includes Kalawao County

Source: DBEDT, The State of Hawaii Data Books 2002 (Table 21.16) and 2000 (Table 21.17)

# DRAFT

## Crowding

The extent of crowding (defined as 1.01 persons or more per room) has decreased from 22.2 percent in 1992 to 9.6 percent in 2003. The percentage of households that were crowded or doubled up (defined as multiple families in one household) also decreased from 43.6 percent in 1992 to 18.4 percent in 2003. This trend is anticipated to continue, at a declining rate, as household sizes decrease.<sup>1</sup> As reported in Table IV-1, there are increasing numbers of single member households and households comprised of persons who are married with no children. The table also shows the extent of crowded or doubling up by county.

## Cost of Housing

In 2003, the average monthly mortgage payment for all types of units statewide was \$1,433, up from \$1,319 in 1997 and \$800 in 1992. The 2003 average monthly rent for all types of units statewide was \$992, up from \$897 in 1997 and \$793 in 1992. Table IV-12 summarizes housing costs by tenure and county for 1992, 1997 and 2003.

Due to higher housing costs, the extent of cost burden (i.e., paying more than 30% of income for housing) has also grown particularly among renters. In 2003, approximately 28.3 percent of homeowners and 47.7 percent of renters were cost-burdened. Table IV-13 provides shelter-to-income ratios by county for 1992, 1997 and 2003.

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<sup>1</sup> From 1970 to 1980, the average household size decreased by approximately 12%, from 3.59 to 3.15 persons. From 1980 to 1990, the average household size decreased by approximately 4%, from 3.15 to 3.01 persons. From 1990 to 2000, the average household size decreased by approximately 3%, from 2.01 to 2.92 persons.

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**Table IV-11. Housing Unit Condition by County, 1992, 1997 and 2003**

Characteristic	County of Residence														
	Honolulu			Maui			Hawaii			Kauai			Total		
	1992	1997	2003	1992	1997	2003	1992	1997	2003	1992*	1997	2003	1992	1997	2003
<b>Total Housing Units</b>	285,487	309,473	292,003	48,850	54,639	43,687	45,408	54,643	54,644	20,643	24,112	20,460	400,388	442,867	410,795
<b>Owner occupied</b>															
Excellent condition	47.2%	31.3%	42.0%	51.7%	34.6%	44.9%	51.8%	41.7%	45.6%	49.1%	42.1%	48.1%	48.6%	33.5%	43.2%
Satisfactory condition	42.6%	46.7%	46.1%	37.8%	47.6%	42.0%	40.6%	41.7%	43.5%	42.1%	41.8%	41.8%	41.6%	45.9%	45.0%
Fair condition	8.6%	18.3%	10.8%	9.7%	14.5%	10.1%	6.2%	12.6%	8.7%	6.8%	13.2%	8.6%	8.3%	16.9%	10.3%
Poor condition	1.7%	3.7%	1.1%	0.8%	3.3%	3.0%	1.3%	4.1%	2.2%	2.0%	3.0%	1.5%	1.5%	3.6%	1.5%
<b>Rented</b>															
Excellent condition	22.5%	20.9%	22.4%	26.7%	24.9%	27.5%	28.5%	25.5%	26.5%	24.9%	26.6%	29.7%	23.5%	21.9%	23.7%
Satisfactory condition	51.7%	46.3%	52.4%	42.9%	48.3%	46.6%	46.1%	45.0%	46.1%	54.6%	44.3%	46.9%	50.6%	46.3%	50.8%
Fair condition	20.0%	26.7%	21.6%	24.4%	21.8%	20.0%	16.1%	19.9%	22.8%	15.2%	22.4%	18.3%	19.8%	25.6%	21.4%
Poor condition	5.7%	6.0%	3.6%	5.9%	5.0%	5.9%	9.3%	9.6%	4.6%	5.2%	6.7%	5.0%	6.0%	6.3%	4.0%

Percentages may not sum to 100.0 due to rounding. \* Pre-Hurricane Iniki

Comments: The satisfaction with housing unit condition question was asked exactly the same way in 1992, 1997 and 2003. In general, the satisfaction ratings were somewhat higher in 2003.

Source: SMS, Inc., Hawaii Housing Policy Study -2003, Table IV-A-4.

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**Table IV-12. Housing Cost By Tenure and County, 1992, 1997 and 2003**

	Honolulu			Maui			Hawaii			Kauai			Total		
Characteristic	1992	1997	2003	1992	1997	2003	1992	1997	2003	1992*	1997	2003	1992	1997	2003
<b>Total Households</b>	247,349	272,234	292,003	34,266	39,252	43,687	39,789	46,271	54,644	16,981	18,817	20,460	338,385	376,574	410,794
<b>Average monthly Mortgage</b>															
(all types of units)	\$821	\$1,430	\$1,546	\$776	\$1,210	\$1,310	\$651	\$954	\$1,072	\$726	\$1,151	\$1,284	\$800	\$1,319	\$1,433
Average SFD Rent**		\$1,369	\$1,650		\$1,664	\$1,346		\$1,069	\$1,078		\$1,290	\$1,306			\$1,488
<b>Average monthly rent</b>															
(all types of units)	\$864	\$928	\$1,014	\$730	\$850	\$979	\$556	\$697	\$859	\$807	\$830	\$983	\$793	\$897	\$992
Average 2 Bedroom Rent**		\$923	\$1,072		\$1,138	\$1,072		\$644	\$843		\$860	\$885			\$1,037
<b>Average mortgage payment:</b>															
<b>By years in current unit</b>															
Less than 1 year	\$886	\$1,431	\$1,616	\$824	\$1,497	\$1,972	\$752	\$1,030	\$1,455	\$888	\$1,448	\$1,673	\$867	\$1,387	\$1,636
1 to 5 years	\$879	\$1,668	\$1,729	\$781	\$1,519	\$1,448	\$707	\$1,168	\$1,143	\$722	\$1,304	\$1,490	\$853	\$1,548	\$1,559
6 to 10 years	\$656	\$1,697	\$1,689	\$755	\$1,339	\$1,436	\$455	\$1,122	\$1,174	\$559	\$1,167	\$1,373	\$634	\$1,501	\$1,577
More than 10 years	\$564	\$1,241	\$1,414	\$609	\$986	\$1,091	\$314	\$730	\$953	\$552	\$968	\$1,089	\$553	\$1,135	\$1,299
<b>By type of unit</b>															
Single family	\$915	\$1,472	\$1,650	\$831	\$1,259	\$1,346	\$691	\$1,038	\$1,078	\$773	\$1,168	\$1,306	\$863	\$1,330	\$1,488
Multi-family	\$832	\$1,335	\$1,239	\$719	\$789	\$1,104	\$579	\$840	\$919	\$612	\$881	\$1,014	\$813	\$1,286	\$1,213

\* Pre-Hurricane Iniki

\*\* Average monthly rents taken from the Housing Inventory Study, 2003. See Section III.

Comments: Average monthly shelter payments are based on payment reports by demand survey respondents in 2003. Responses were recorded in categories and midpoints were used to generate these estimates. Figures reported exclude responses from households who occupied their units without payment of cash rent. Across all locations and unit types, shelter payments were notably higher in 2003 than in 1997. Most of the survey figures are comparable to but lower than those shown in the Housing Inventory Study, reflecting the impact of non-advertised rents, which are frequently lower than advertised rents.

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table IV-A-5, August 23, 2003

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Table IV-13. Shelter-to-Income Ratios, 1992, 1997 and 2003

Characteristic	County of Residence														
	Honolulu			Maui			Hawaii			Kauai			Total		
	1992	1997	2003	1992	1997	2003	1992	1997	2003	1992*	1997	2003	1992	1997	2003
<b>Total Households</b>	247,349	272,234	292,003	34,266	39,252	43,687	39,789	46,271	54,644	16,981	18,817	20,460	338,385	376,574	410,794
<b>Monthly shelter payment as percentage of income</b>															
Under 30 percent	55.7	55.1	52.6	59.3	47.9	52.6	70.2	51.8	56.5	60.3	44.9	56.2	58.0	53.5	53.3
30 to 40 percent	14.1	18.9	17.1	18.1	16.0	17.1	12.4	18.1	15.4	17.7	18.7	14.0	14.5	18.5	16.7
Over 40 percent	20.2	18.4	15.3	15.8	19.8	16.6	11.5	20.4	15.5	13.7	24.7	16.9	18.4	19.1	15.5
Not enough information	10.0	7.5	15.0	6.7	16.4	13.6	5.9	9.7	13.5	8.1	11.7	12.9	9.1	8.9	14.4
<b>Percent with shelter-to income ratio of 30% or more</b>															
<b>by years of occupancy</b>															
Less than 1 year	61.1	40.8	42.5	47.3	41.4	52.2	51.5	49.6	42.4	46.3	61.2	43.2	57.8	42.2	43.6
1 to 5 years	43.7	43.2	49.6	49.8	50.0	38.3	35.8	52.5	41.7	31.1	56.5	43.2	43.3	45.6	46.2
6 to 10 years	34.9	46.9	37.6	30.6	47.3	26.5	18.5	42.6	31.2	18.5	41.4	31.4	31.1	46.0	35.3
More than 10	12.7	35.1	24.9	17.0	33.7	26.0	6.7	30.8	26.8	15.6	39.6	26.0	12.6	34.7	25.3
<b>by tenancy</b>															
Rented or no cash	44.6	41.4	48.9	43.8	38.6	40.5	37.8	52.0	49.0	36.9	53.4	44.4	43.7	42.4	47.7
Owner occupied	23.0	24.3	28.0	27.6	26.1	30.0	17.2	21.2	27.8	28.1	26.2	29.7	23.0	24.1	28.3

\* Pre-Hurricane Iniki

Comments: The shelter-to-income ratio is the ratio of monthly payments for rent or mortgage to monthly household income. A ratio of .30 or less is considered by some financiers as a qualification for financing and housing purchase. Ratios higher than .30 indicate the household is paying more for shelter than the standard.

Source: SMS, Inc., Hawaii Housing Policy Study, 2003, Table IV-A-7, August 23, 2003

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## **Inventory of Assisted Housing**

### Government Assisted Rental Housing

Approximately 20,000 government-assisted rental housing units are available to assist low and moderate income households throughout the state. An inventory of government-assisted housing is included in Appendix E.

The majority of the government-assisted rental housing units are expected to remain in the inventory.

### Stock Available to Serve Persons with Disabilities

See Appendix E.

### Stock Available to Serve Persons with HIV/AIDS and their Families

See Appendix E.

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## GENERAL HOUSING CONCERNS

### Fair Housing Goals

The top three impediments identified in the State's Fair Housing Analysis of Impediments (AI) are (1) the limited supply of reasonable units for target population; (2) applicants are unaware of rights and resources; and (3) the lack of a coordinated long range plan including objectives, for all Hawaii fair housing issues.

As noted in the AI, the Fair Housing Officers cannot address the limited supply issue alone. This is an issue that the state, counties and legislators have been trying to address. The role of the Fair Housing Officer is to continue to advocate for affordable units for the underserved, such as the disabled.

The second impediment deals with the lack of awareness of the fair housing laws by applicants, residents, landlords, advocacy groups who work with applicants and experts such as attorneys, realtors, etc. One of the barriers is language. As the AI points out, every county within the State has households that exist in "linguistic isolation". This means English is not the households' primary language. The first three goals under "lack of education and outreach" will address this impediment.

The third impediment identified as "lack of coordination between the State and the counties" will be addressed through the three goals listed under this category. The first goal in this category is to produce a fair housing video. This is scheduled for 2007. The State and the counties will work and coordinate trainings in all counties using videos that have already been produced. Participants will be asked for feedback on the training video. In the past, participants commented that they could not related to a video that was produced somewhere else. The local HUD 1-800 number for individuals that want to file complaints will also be promoted.

The update of the AI is a requirement for the State and all counties. This will be a joint effort. Once completed the final AI will be distributed to various social service agencies/advocacy groups to inform them of the barriers within our community that prohibits equal access to housing. This will foster a relationship among the agencies, State and counties that have similar goals. In the end, this will benefit the community, especially those that are underserved to ensure equal housing opportunity.

Chart 2 describes the activities that will be pursued to achieve the above-stated goals, along with performance measures.



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**CHART 2 – FAIR HOUSING GOALS (State of Hawaii)**

GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Ensure equal opportunity in housing	Lack of education and outreach	\$2,000	FH-1	Provide annual training in Honolulu, Kauai, Maui, Hilo and Kona to landlords, tenants and the general public on federal and state fair housing laws.	2005	5 sessions	Increase the trainees' understanding of federal and state fair housing laws by 50%.
		\$2,000			2006	5 sessions	
		\$2,000			2007	5 sessions	
		\$2,000			2008	5 sessions	
		\$2,000			2009	5 sessions	
		\$10,000			TOTAL	25 sessions	
		\$2,500	FH-2	Provide biannual training in Honolulu, Kauai, Maui, Hilo and Kona to non-English speaking or Limited English speaking groups with an interpreter available on federal and state fair housing laws.	2005	10 sessions	Increase the trainees' understanding of federal and state fair housing laws by 50%.
		\$2,500			2006	10 sessions	
		\$2,500			2007	10 sessions	
		\$2,500			2008	10 sessions	
		\$2,500			2009	10 sessions	
		\$12,500			TOTAL	50 sessions	
Ensure equal opportunity in housing	Lack of education and outreach	\$1,000	FH-3	Provide biannual training to HCDCH staff, both new and current employees.	2005	2 sessions	Increase the trainees' understanding of federal and state fair housing laws by 50%.
		\$1,000			2006	2 sessions	
		\$1,000			2007	2 sessions	
		\$1,000			2008	2 sessions	
		\$1,000			2009	2 sessions	
		\$5,000			TOTAL	10 sessions	
Ensure equal opportunity in housing	Lack of coordination between the State and counties.		FH-1	Produce a local fair housing video.	2005		1 fair housing video produced for use in fair housing trainings.
					2006		
		\$5,000			2007	1 FH video	
					2008		
					2009		
		\$5,000			TOTAL		

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GOAL	PROBLEM/ NEED	INPUTS/ RESOURCES	#	ACTIVITIES	OUTPUT YEAR	OUTPUT GOALS	OUTCOMES
Ensure equal opportunity in housing	Lack of coordination between the State and counties.			Update Analysis of Impediments to fair housing.	2005	Identify barriers within the community and develop action plan to eliminate barriers to assure equal housing opportunities for all.	Provide 20 copies to various social service agencies/ advocacy groups to inform them of barriers within the community that affect equal housing opportunity.
		\$25,000	FH-2		2006		
					2007		
					2008		
		\$25,000	FH-3		2009		
					TOTAL		
			FH-4	Attend Fair Housing meetings with the State and all counties.	2005	Attend 4 times a year.	Increase availability of Fair Housing training from 5 to 15 sessions.
					2006		
					2007		
					2008		
					2009		
					TOTAL		Increase availability of Fair Housing training from 25 to 75 sessions.

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### **Lead Based Paint**

The State of Hawaii's Department of Health provides health and diagnostic screenings for about one-third of the children who are eligible for the state health insurance program. Less than 1% of the screened children have elevated blood lead levels. This is a low rate.

The use of lead in residential paint was banned in 1978. Census 2000 Summary File 3, Table H34, shows that 300,470 of Hawaii's 460,542 housing units, or 65%, were built in 1979 or earlier. These units may contain lead-based paint hazards

### **Anti-Poverty**

The mission of the Department of Human Services (DHS) is to direct resources toward protecting and helping those least able to care for themselves, and to provide services designed towards achieving self-sufficiency for clients as quickly as possible.

The state's goals are as follows:

- To provide social services that will strengthen families.
- To provide protective services for children and adults that are tailored to respond to each individual's and family's needs.
- To provide cash assistance, food stamps, and health insurance to eligible individuals and families accurately, appropriately and in a timely manner.
- To provide job training and placement services to help individuals become financially self-sufficient.
- To work in partnership with assisted families, local communities, other state and private agencies.
- To provide staff training and support that enables DHS employees to do their jobs effectively and efficiently.

Families and individuals with social and personal barriers encounter impediments which hamper their ability to reach self-sufficiency and economic independence on their own. Often an individual's problems may originate from events from their past, involve other persons in their lives, or may have erupted from unforeseen problems which suddenly occur.

To meet basic needs, DHS administers individual and family financial assistance programs. The financial assistance programs provide cash payments to help the individuals and families receive basic essentials. The financial assistance programs include Temporary Assistance to Needy Families (TANF), Temporary Assistance to Other Needy Families (TAONF), General Assistance (GA), Aid to the Aged, Blind, and Disabled (AABD), and the Food Stamps Program. Medical assistance is provided through the Hawaii QUEST and Medicaid fee-for-services programs. Vocational Rehabilitation Services are provided to persons with disabilities.

While employment will help most of these families become self-sufficient, many face a number of barriers to employments (e.g., lack of job skills and work experience, uncertainty of childcare resources, emotional issues due to physical or sexual abuse, drug

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or alcohol addiction). Help in removing such barriers will increase the family's chances of attaining and maintaining self-sufficiency.

In addition to financial assistance the DHS arranges for employment and training programs for individuals and families to help them earn enough income to meet their needs. These programs provide evaluation, counseling, training or education, and job placement services.

The production and preservation of affordable housing provides housing stability that assists families in their efforts to attain economic self-sufficiency. The HCDCDH and the counties will continue to consult with DHS to coordinate and maximize program benefits to poverty level families. The affordable housing strategy will assist to reduce the number of poverty level families.

### **Barriers to Affordable Housing**

There are many factors which have contributed to the shortage of housing and consequently, the lack of affordability in housing in the State. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints (including lack of "reasonably priced", developable land; lack of infrastructure; high development costs; government regulations; community opposition; and growing environmental requirements).

**Tax Policy** -- Taxes add to the cost of privately-sponsored housing production. The 4% general excise tax is levied on rental receipts, construction materials, and personal services, such as architectural and engineering fees. A conveyance tax of 10 cents per \$100 is levied on the transfer of real estate. County real property taxes are levied based upon the assessed valuation of the property.

**Mini Davis-Bacon requirements** -- Act 294, SLH 1990, requires that HCDCDH and the counties comply with the prevailing wage requirements of the State Labor Department for any project receiving tax credits or other assistance under the provisions of Chapter 201G, HRS. This requirement may add substantially to the cost of a housing project, sometimes by as much as 20%.

**Land Use Controls** -- Land use in the State is regulated by both the State and the counties. The State Land Use Law (Chapter 205, HRS), passed in 1961, was the nation's first attempt at statewide land use planning and remains an integral part of the State's growth management process. The counties are granted authority to develop comprehensive plans under the County Organization Law (Chapter 46, HRS).

There are four State land use districts -- urban, rural, agricultural and conservation. Counties have sole jurisdiction in the urban district; the State and counties jointly manage the rural and agricultural districts; and the State has principal jurisdiction over the conservation district. The State's unique land use control system has a highly significant influence on the housing market because it affects the timing, location and extent of urban land available for housing development.

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In June, 1994, the Office of State Planning (OSP) issued its findings and recommendations on a "State Land Use Regulation and Management Study" which was authorized by a budget proviso in Act 300, SLH 1992. Study participants and national observers concurred that the existing land use system is not working well. However, there is broad consensus that some form of comprehensive land use management system is needed and desired for the state.

OSP concluded that Hawaii's land use management system does not foster a common direction or coherent approach for land use planning among state and county agencies. Broad-based consensus on future growth and change is hindered by unclear and redundant state and county responsibilities, few coordinating links between state and county planning, sparse compliance measures, and limited public involvement in many aspects of the decision-making process.

**Zoning Ordinances** -- Zoning is largely a county function in the State. Each local government adopts zoning ordinances. Recent zoning principles indicate that a compact community lessens the financial burden of providing services to the inhabitants. Currently, planning efforts have concentrated on creating "sustainable communities" which is not reinforced by the current zoning standards.

Zoning ordinance changes require an application to the Planning Department. Altering the existing zoning of a parcel of land with urban designation requires review by county agencies, the Planning Commission, and the County council. The lengthy review process in which to change existing zoning has been identified as a major barrier which impacts the cost of housing. However, the Counties point out that the amount of time an application is spent in actual government review is substantially less than purported. Many delays are attributed to the applicant.

Under Chapter 201G, HRS, affordable housing projects are exempted from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to zoning and construction standards for subdivisions, development, and improvement of land and the construction, improvement, and sale of homes provided that the project is consistent with the purpose and intent of the chapter, and meets minimum requirements of health and safety. However, if a private developer wishes to process an affordable housing project independent of the State or County, no laws and procedures exist for an expeditious review process. This type of provision would allow the private developers who wish to provide affordable housing with tools necessary to expedite the development process and eliminate governmental restrictions placed on the units.

**Building Codes** -- Development code requirements can increase the cost of housing development in various ways. The 1984 housing regulation study noted that zoning, subdivision and building codes have increasingly included design standards which achieve desired community objectives, such as more attractive streetscapes and views, but are only remotely related to public health and safety concerns. Other problems

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frequently cited are: (1) ambiguous code provisions; (2) redundant reviews; and (3) insufficient analysis of proposed code revisions.

**Fees and Charges** -- In the State, local government power is exercised by the counties (Chapters 61 and 62). The individual counties in the State derive their authority to regulate from two major sources: (1) the grant of "home rule" power under the State constitution; and (2) general state laws which grant the counties the power to regulate for specific purposes.<sup>2</sup> Each municipality has the authority to require exactions and impact fees as a condition of development. In the State, the counties have the power to regulate and require exactions and impact fees for many kinds of infrastructure. The lack of infrastructure requires the developer to pay for or install on-site infrastructure and contribute to the off-site improvements. While developers may absorb some of the added costs, the fees are passed on to the consumer -- homebuyers and renters -- in the form of higher housing costs.

**Growth Limits** -- The County General Plans set the broad policies for the long-range development of the counties. The policies address major areas of concern including population, economic activity, housing, physical development and urban design, government operations, and fiscal management. In terms of land use, the policies regarding "population" are the most significant. The General Plans distribute the projected population among geographic planning areas called development plan or community plan areas. If a proposed housing project uses the population guideline for the development/community plan area to be reached or exceeded, then amendments to the General Plan may be necessary. Such amendments could delay or hinder projects, thus serving as a barrier to affordable housing.

**Policies that Affect the Return in Residential Investment** -- Pursuant to Chapter 201G, HRS, the HCDCH and the Counties are authorized to impose restrictions on the sale of units developed or sold under this Chapter. For a period of 10 years after the purchase of the unit, HCDCH (or the County) has the first option to purchase the unit at a specified formula should the purchaser wish to transfer title to the property. The "buy back" formula is equal to the original cost to the purchaser, the cost of any improvements added by the purchaser, and simple interest in the original cost capital improvements to the purchaser at the rate of one (1) percent a year. The purpose of the 10-year "buy back" provision is to prevent speculation.

Additionally, HCDCH (and the Counties) are authorized to implement a Shared Appreciation Equity (SAE) Program in conjunction with the 10-year "buy back" restriction. The SAE Program is effective during the 10-year option to purchase period if the State waives its option to repurchase the property, or after the 10-year option period, if the purchaser sells or transfers the property. Essentially, the State shares in the net appreciation in the value of the property. The purpose of the program is to preserve and

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<sup>2</sup>

Land Use Research Foundation of Hawaii, Paying for Growth in Hawaii: An Analysis of Impact Fees and Housing Exactions Programs, Dan Davidson and Ann Usagawa (ed), 1988, pg. 116.

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recover a fair return on the State's resources upon resale, transfer, or rental of the property.

While the 10-year "buy back" and SAE Program affect the return on a purchaser's residential investment, these policies are warranted and have been approved by HUD. (Note: The 2001 State Legislature passed a bill which reduces the 10-year buy back to 3 years. This reduction in the buy back period is scheduled to sunset on December 31, 2004.)

**Lack of Infrastructure** - New residential development often occurs in areas that were formerly used for agricultural purposes. These areas lack major off-site infrastructure such as water, sewer, drainage, roadway, and utility systems. The outlay to develop such infrastructure may prevent or delay private developers' ability to build housing. There are no large federal, state or county funding sources to pay for major infrastructure improvements. Consequently, the cost of infrastructure is passed on by the private developer to the consumers in the form of higher prices.

**Lack of Resources to Develop Affordable Housing** – Without adequate resources, thousands of needed affordable housing units will not be built. The bottom line is that it is very expensive to build homes affordable to extremely-low and low-income families, particularly in the state.

The rental income from low-income housing is insufficient to cover the development costs. Gap financing is critical to develop new, affordable rental units. Generally, low income housing tax credits can cover 50% of the project costs, private financing covers 25% of the project costs, and gap financing is needed for the final 25% of the project costs. The state Rental Housing Trust Fund has been the primary source of gap equity financing. Unfortunately, applications for funding from the trust fund far exceed the balance.

### **Strategy to Remove Barriers.**

In January 2004, the HCDCH convened a Housing Roundtable to identify feasible approaches to increase the supply of affordable housing in Hawaii. The Housing Roundtable identified barriers to the provision of affordable housing and made general recommendations to remove those barriers. This initial work will be used as a springboard for discussion by an Affordable Housing Task Force comprised of stakeholders representing federal, state and county of government; private industry; and nonprofit organizations. The purpose of the task force is to address near- and long-term solutions to the affordable housing shortage in the State. The task force will address the following issues:

1. Incentives for the development of affordable housing;
2. Acceleration of regulatory and permitting processes;
3. Infrastructure issues;
4. Implementation issues; and
5. Incentives for affordable housing financing.

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## PUBLIC HOUSING

### Public Housing Needs

The HCDCH owns and manages 5,335 federal low-rent public housing units statewide with a resident population of over 12,000. The breakdown by jurisdiction is in Appendix [E](#).

The current average age of the HCDCH's housing inventory is 34 years. Based on a 2003 Physical Needs Assessment conducted by the International Business Machine, Inc. of all federal housing projects in the state, HCDCH will require approximately \$650 million over a twenty year period to sufficiently maintain all the units according to HUD public housing standards.

To maintain and improve the operations and living conditions for federal public housing residents, HCDCH receives approximately \$10.5 million in annual operating subsidies and approximately \$11.5 million in Capital Fund Program (development, financing, modernization, and management improvements) monies. HCDCH's capital fund needs far exceed HUD's average annual Capital Fund contributions.

Based upon funding availability, the Physical Needs Assessment, consultation with public housing resident associations, and the Resident Advisory Board, a Capital Fund Program 5-Year Action Plan was developed and submitted to HUD as a part of the Public Housing Agency 5-Year and Annual Plans. The 5-Year Action Plan describes the physical and management improvements that are being planned for over the next five years. See Appendix [F](#) for a summary of the 5-Year Action Plan.

The following projects are priorities:

- Mayor Wright Homes is in urban Honolulu, Hawaii and consists of 364 one to five bedroom units. Scheduled repairs consist of bath and kitchen renovation. Termite control and hazardous materials abatement are also in the scope of work.
- Lanakila Homes II and III are in Hilo, Hawaii. Lanakila Homes II consists of 44 one to four bedroom units, and Lanakila III consists of 30 three and four bedroom units. Modernization of 20 units within 5 buildings will include abatement of hazardous materials where applicable, site grading and utilities, demolition of existing buildings and site elements, site appurtenances, parking, site improvements, landscaping, etc.
- Kalihi Valley Homes is located in Kalihi/Kapalama area in Honolulu. Its consists of 373 one to five bedroom units. Phase 3A is part of an overall Master Plan and consists of 6 structures scheduled for abatement of hazardous materials where applicable, site grading and utilities, selective demolition of existing buildings and site elements, renovation and alterations of existing buildings and site appurtenances, parking, site improvements, landscaping, etc.
- Kuhio Park Terrace is high-rise apartment complex is located in Kalihi/Kapalama area in Honolulu. Its consists of 614 one to four bedroom units. The scope of work



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intends to address health/safety issues including the fire alarm system, elevator repairs, trash chute, and telecommunication systems.

- Kalanihuia, an elderly housing project, is located in downtown Honolulu. It consists of 151 units, mostly of which are studio and one bedroom units. The scope of work includes complete structural concrete spall repairs, restoration of exterior building finishes, and selective site improvements.
- Puuwai Momi is located in Aiea, Hawaii. It consists of 260 one to four bedroom units. The scope of work includes the electrical distribution system's upgrade to HECO standards and the improvements to the electrical service into each of the resident units.
- Ka Hale Kahaluu is located in Kailua-Kona. It consists of 50 one to four bedrooms units. The scope of work consists of the modernization of all 50 units to include abatement of hazardous materials where applicable, site grading and utilities, selective demolition of existing buildings and site elements, renovation and alterations of existing buildings and site appurtenances, parking, site improvements, landscaping, etc.

As detailed in Tables III-2 and III-3, there are 13,299 families on the wait list for Federal Public Housing in the State of Hawaii as of June 30, 2003. At the same time, there were 15,221 on Section 8 waiting lists throughout the State.

HCDCH is committed to meeting all requirements of Section 504 as it relates to accessible units. This includes the requirement to make 5% of the total units or at least one unit, whichever is greater accessible and an additional 2% of the total units or at least one unit accessible for persons with hearing or vision impairments. The work will be prioritized on the overall needs of each project, and the actions will be based on the funding ability of HCDCH. To reaffirm this commitment, the HCDCH has developed a transition plan as required by Section 504 of the Rehabilitation Act of 1973 (section 504). The purpose of the plan is to define structural barriers that may impede program access to facilities, which provide services to the public.

### **Public Housing Strategy**

HCDCH intends to increase the availability of decent, safe, and affordable housing by seeking additional rental vouchers, decrease the number of vacant public housing units, and seek other public funds to create additional housing. HCDCH also will continue to renovate or modernize existing public housing units and demolish or dispose of obsolete housing. HCDCH has set the goal to achieve a HUD "high performer" status in the Public Housing Assessment System and Section 8 Management Assessment Program.

To improve the living environment in the federal housing projects throughout the state, HCDCH is placing higher income residents into very low income housing projects and very low income residents into higher income project to achieve the deconcentration of poverty.

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HCDCH will continue its efforts in establishing a viable Section 8 Housing Choice Voucher Homeownership program. HCDCH will continue to seek government and private funding to promote resident self-sufficiency and to provide supportive services to increase independence for the elderly or families with disabilities residing in HCDCH's federal public housing projects.

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## HOMELESS

### Homeless Goals

The community vision for ending chronic homelessness is to create a coordinated network of providers and jurisdictions working collaboratively to address the needs of the homeless. The HCDCH is an advocate for the homeless in the State and community forums as well as before the State Legislature and County Councils. The HCDCH also facilitates community planning within each of the rural counties to better enable each county to utilize available resources and provide the State with definitive details on needs.

The following community action plan was derived from input from all of the counties and participation of a broad cross section of business leaders, homeless providers, government agencies and homeless individuals at the annual Homeless Forum held each November as a culmination of Homeless Awareness Week. The State's action plan is based on the vision and goals of the individual counties, yet it does not encompass all of the individual county goals. The dominant themes across the spectrum of County COC groups are the pent up need for rentals affordable to those at 80% or less of median income and the strategy to end chronic homelessness in Hawaii.

### Community Strategy - Action Steps for the State of Hawaii

Goals	Action Steps	Responsible Person/Organization	Target Date
Kauai County will have an emergency shelter	<ul style="list-style-type: none"><li>● Seek transfer of identified land</li><li>● Secure the earmarked funding for construction</li></ul>	<ul style="list-style-type: none"><li>● Kauai Economic Opportunity</li><li>● Kauai Housing Agency</li></ul>	2006
Hawaii County will have an emergency shelter in West Hawaii (Kona)	<ul style="list-style-type: none"><li>● Identify land and mitigate community concerns</li><li>● Secure the earmarked funding for construction</li></ul>	<ul style="list-style-type: none"><li>● Office of Social Ministry</li><li>● Hawaii County Office of Housing and Community Dev.</li></ul>	2008
The State will increase the supply of rental housing for those at 80% and below of medium income by 5000 units in the next five years.	<ul style="list-style-type: none"><li>● Identify and secure potential construction sites throughout the State</li><li>● Provide incentives for affordable housing development</li><li>● Secure developer commitment</li></ul>	<ul style="list-style-type: none"><li>● HCDCH</li><li>● Office of the Governor</li></ul>	2009

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Goals	Action Steps	Responsible Person/Organization	Target Date
End chronic homelessness in the State of Hawaii.	<ul style="list-style-type: none"><li>● Attain all the actions within the strategic plan to end chronic homelessness</li></ul>	Homeless Policy Academy	2012

The Hawaii State Legislature appropriates \$6.2 million annually to provide a network of homeless services that cover all of the counties. Six homeless provider agencies provide outreach services across the four counties in the State, delivering food, clothing, medical care, emergency services and case management to the unsheltered homeless. The State also contracts for 550 units of transitional housing for the homeless, and emergency housing for 600 individuals is available nightly.

The State will continue to apply for Continuum of Care competitive grants on behalf of the rural counties to enhance the production of permanent and supportive housing as well as to continue effective programs that help the homeless to attain economic self sufficiency. Additionally, the State will apply for any federal “collaboration” grant opportunities through the partnerships that exist within the Homeless Policy Academy.

Moreover, the Hawaii Homeless Policy Academy and its community partners have initiated actions whereby mainstream services are being enhanced to prevent homelessness:

- Housing Placement – A memorandum of agreement between the State housing agency and the Dept. of Human Services provide TANF funds for housing placement for TANF eligible families in need of affordable rental housing. The service provides housing counseling, deposit/first month’s rent assistance, landlord cultivation, rental unit damage insurance, and landlord-tenant intervention. The program will also help holders of Welfare to Work Section-8 vouchers to find appropriate rental units.
- Discharge Planning – Several inroads to effective discharge planning include improved outreach to veterans which provides speedier access to benefits for veterans exiting prison and the new inclusion of housing in early discharge planning for prisoners. Additionally, discussions have begun for accelerating the disability determination of exiting prisoners who may be eligible for Social Security Income.
- Permanent Supportive Housing – The Governor has placed permanent supportive housing to address the growing number of Hawaii’s chronically homeless as a high priority on her agenda. The Governor has convened a housing developers’ forum to implement the development of affordable rental units which will be matched with intensive case management to alleviate homelessness. The target is to develop 17,000 affordable rental units over the next five years.

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**CHART 2 – HOMELESS GOALS**

GOALS	PROBLEM/ NEED	INPUTS	#	ACTIVITIES	OUTPUT YEAR	OUTPUT	OUTCOMES
Strengthen Communities	Unsheltered homeless need a safe place to sleep	ESG	HP-1	Provide operations and essential service funding to two providers of emergency shelter for the unsheltered. (Maui and Hawaii)	2005 2006 2007 2008 2009 TOTAL	800 400 400 400 400 2400	Short term: 2400 homeless persons will have safe nights of sleep. Long term: 600 persons will transition into permanent housing.
Strengthen Communities	Persons fleeing from domestic violence need a safe place to sleep	ESG	HP-2	Provide operations and essential services funding to four emergency shelters for victims of domestic violence. (Hawaii, Kauai, Maui)	2005 2006 2007 2008 2009 TOTAL	600 600 600 600 600 3000	Short term: 3000 women and children will be protected from harm when provided a safe refuge and place to sleep. Long term: 1000 will move to permanent housing secure from harm.
Strengthen Communities	Unsheltered homeless need access to basic services	ESG	HP-3	Provide operating funds to outreach providers who take services to the unsheltered homeless (Hawaii)	2005 2006 2007 2008 2009 TOTAL	420 420 420 420 420 2100	2100 unsheltered homeless persons will receive counseling and services, and 500 will be assisted into permanent housing.
Strengthen Communities	Kauai's unsheltered homeless need access to housing	ESG	HP-4	Provide operating funds for housing placement services to help the homeless find affordable rental units (Kauai)	2005 2006 2007 2008 2009 TOTAL	20 20 10   50	Fifty homeless families will achieve housing stability with placement in permanent housing.

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GOALS	PROBLEM/ NEED	INPUTS	#	ACTIVITIES	OUTPUT YEAR	OUTPUT	OUTCOMES
Promote Decent Affordable Housing	The homeless are not able to find affordable rentals	ESG	HP-5	Agencies funded by ESG will include transitioning homeless persons into permanent housing as an integral activity (Hawaii, Maui, Kauai)	2005 2006 2007 2008 2009 TOTAL	500 500 500 500 500 2500	2500 persons will achieve housing stability with placement in permanent housing.
Promote Decent Affordable Housing	Persons with HIV/AIDS lack sufficient resources for market rentals	HOPWA	HP-6	Provide funds to pay a portion of the market rental unit costs for homeless and homeless-at-risk persons with HIV/AIDS (Hawaii, Maui, Kauai)	2005 2006 2007 2008 2009 TOTAL	28 28 28 28 28 140	140 unit years of affordable housing are provided to persons with HIV/AIDS
Strengthen Communities	Persons with HIV/AIDS do not know what services are available to them	HOPWA	HP-7	Provide housing information and rent/deposit assistance services to persons with HIV/AIDS (Hawaii, Maui, Kauai)	2005 2006 2007 2008 2009 TOTAL	250 250 250 250 250 1250	500 persons with HIV/AIDS out of the 1250 who receive services will attain permanent housing

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## Homeless Priorities

Table C, below, identifies the State's priorities for all categories of homelessness.

TABLE C	PRIORITY HOMELESS NEEDS TABLE C	Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
<b>Individuals</b>					
<b>Beds / Units</b>	Emergency Shelter	967	238	729	H
	Transitional Housing	913	234	679	H
	Permanent Housing	3141	1323	1818	H
	Total	5021	1795	3226	
<b>Estimated Supportive Services Slots</b>	Job Training	1123	644	479	L
	Case Management	3077	1668	1409	M
	Substance Abuse Treatment	3698	281	3417	H
	Mental Health Care	3800	1720	2080	H
	Housing Placement	605	200	405	M
	Life Skills Training	1915	471	1444	H
	Other: Dental Care	300	100	200	M
<b>Estimated Sub-populations</b>	Chronic Substance Abusers	3452	306	3146	H
	Seriously Mentally Ill	2305	1000	1305	M
	Dually - Diagnosed	1567	254	1313	H
	Veterans	366	163	203	M
	Persons with HIV/AIDS	242	80	162	M
	Victims of Domestic Violence	417	183	234	H
	Youth	675	281	394	M
	Other:				
<b>Persons in Families with Children</b>					
<b>Beds / Units</b>	Emergency Shelter	1826	330	1496	H
	Transitional Housing	2084	497	1587	M
	Permanent Housing	7405	4246	3159	H
	Total	11315	5073	6242	
<b>Estimated Supportive Services Slots</b>	Job Training	1066	269	797	M
	Case Management	2100	861	1239	M
	Substance Abuse Treatment	6862	388	6474	H
	Mental Health Care	2600	440	2160	H
	Housing Placement	400	152	248	L
	Life Skills Training	1266	489	777	H
	Other: Childcare	2065	1251	814	M
<b>Estimated Sub-populations</b>	Chronic Substance Abusers	1609	210	1399	H
	Seriously Mentally Ill	1450	402	1048	M
	Dually - Diagnosed	1100	225	875	H
	Veterans	142	88	54	M
	Persons with HIV/AIDS	92	66	26	M
	Victims of Domestic Violence	780	398	382	H
	Youth	600	256	344	H
	Other: Immigrant	200	80	120	M

HUD Table 1A

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The three Continuum of Care groups that make up the larger rural continuum of “Bridging the Gap” conducted needs/gap analysis surveys of their members. The survey became the basis for the priority rankings that were submitted by each of the rural counties to the larger continuum. The priorities assigned by each county community were then averaged to create a single priority chart.

Obstacles to the priority ranking of critical supportive services for the homeless who live on the edge of a dangerous existence, physically, emotionally and psychologically, is the difficulty in assessing any of the service needs or subpopulations as a “low” priority.

Generally, dollars are allocated according to the population base and geographic coverage required of service providers. The formula works very well, since Hawaii’s homeless numbers are greatest in the most populated counties and smallest in the least populated county. The largest challenge is the noncontiguous nature of the islands, wherein each county is separated by the ocean. Homeless services must be replicated in each county in order to make those services accessible to homeless clients.

### Homeless Needs

#### Nature and extent of homelessness

The latest point-in-time count for Hawaii shows that there are just over 6,000 homeless persons in Hawaii at any given time during the year. This figure represents the level of the problem at any moment, and eliminates duplication and churn in the homeless population. The Hawaii Homeless Point-in-Time Study 2003 also provided an annual estimate of the number of homeless at 14,596. All indications suggest that homelessness is higher in 2003 than it was in 1999, when the last study was done.

Table V-1: Homeless Counts, State of Hawaii, 2003

County	Sheltered Homeless Persons				Unsheltered Homeless		Total Homeless Persons
	From HMIS Records		Not in HMIS Database		Counts	Survey Estimate	
	Transitional	Emergency	Transitional	Emergency			
HONOLULU	824	420	-	-	572	1,481	3,297
Maui	253	93	-	54	270	483	1,153
Hawaii	139	110	-	-	272	722	1,243
Kauai	22	-	-	8	153	153	336
State	1,238	623	-	62	1,267	2,839	6,029

Source: Hawaii Homeless Point-in-Time Count Report, 2003

There are indications in Hawaii and elsewhere that homelessness is not counter cyclical with economic growth. Rather an increase in disposable income resulting from economic



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growth puts pressure on the housing market. Those with fewer resources will be squeezed out of the market. Current projections for the Hawaii economy are good.

The unusual nature of Hawaii's current housing market will only make matters worse. The current market is characterized by high prices and low availability, especially in the rental sector. Very low interest rates have decreased for-sale unit stocks and have driven rents to record-high levels. Increasing sales of Hawaii homes to out-of-state buyers has further reduced stock available to local residents and has shifted production toward that lucrative market segment. Over the next 12 to 24 months, sales to non-residents will cause an increase in pent-up demand similar to that which developed during the Japanese bubble economy.

Pent-up demand is experienced in the local economy as increasing household size, crowding, and doubling up. The exact impact on homelessness is hard to predict. Hawaii's cultural system allows for more generous extended family living and sharing space, so the relationship between decreasing housing availability and homelessness is very elastic. It is likely, however, that increasing economic growth, decreasing stock at the lower end of the market, and extraordinarily high rents will cause at least some increase in homelessness in the next few years.

### Demographic Characteristics of Homeless Persons

Statewide, well over half of the homeless persons were males (60.8%). Kauai County had the highest share of homeless females at 43 percent. Homeless people are primarily long-term residents of the State. More than half of them (53%) were lifetime residents or people who had been here for 20 years or more. That is slightly higher than the comparable percentage for the general population. Newcomers (those here less than a year) made up 8.4 percent of the group, and about six percent were not US citizens.

Unsheltered homeless people were younger than the population at large and only about three percent was over 65. They were considerably less educated than the rest of the population. More than two-thirds had no education beyond high school. There were, however, PhDs among Hawaii's homeless population. Unsheltered homeless persons included many single-never-married persons (58%) and divorced persons (19%). Only 14 percent of those we interviewed were currently married. U.S. Veterans were 12.5 percent of the homeless persons.

### Homelessness by Racial and Ethnic Groups

The table below presents the ethnic distribution of Homeless persons encountered in the 2003 study. Two groups made up the majority of the homeless --- Caucasian and Hawaiian or Part-Hawaiian persons.

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Table V-2. Demographics Ethnicity Among Homeless, State of Hawaii by County

Ethnic Background	County				
	Honolulu	Maui	Hawaii	Kauai	Total
African American	3.3	4.2	2.1	5.4	3.6
Caucasian	27.9	40.9	30.7	43.2	34.0
Chinese	3.0	1.2	0.7	2.7	2.0
Filipino	5.4	5.8	1.4	8.1	5.1
Hawaiian or Part-Hawaiian	42.0	29.7	56.4	21.6	38.7
Hispanic, Latino	1.5	3.1	0.0	4.1	2.0
Japanese	1.5	0.4	0.7	2.7	1.1
Korean	0.9	0.4	0.0	1.4	0.6
Mixed, not Hawaiian	1.2	2.7	0.7	4.1	1.9
Other	10.5	5.4	6.4	1.4	7.3
Don't know, refused	2.7	6.2	0.7	5.4	3.7

Data represent survey respondents. Some are individuals and some are members of families or groups of homeless persons.

The numbers above also very closely match those generated by the Homeless Management Information System (HMIS) for Outreach services provided for the fiscal year beginning July 1, 2003 through June 30, 2004. HMIS numbers show Hawaiian or Part-Hawaiian at 38.7%, while Caucasian is at 32.2%.

## Hidden Homeless and At-Risk Homeless

Table V-3. presents a comparable set of estimates for Hidden Homeless and At-Risk persons and households in Hawaii from 1992 to 2003. Estimates have been adjusted to include the official population and household counts for 1992 and 1997. Estimates of number of persons in households have been adjusted for 1997 to reflect actual household sizes.

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Table V-3.: Hidden Homelessness and At-Risk of Homelessness, 1992 to 2003

	1992	1997	2003
Households	375,018	396,008	410,795
Hidden Homeless	17,618	26,929	41,007
At-risk	111,747	71,483	50,122
Adequately Housed	245,653	297,596	319,665
Persons	1,158,613	1,211,640	1,228,025
Hidden Homeless	90,506	144,022	228,449
At-risk	322,755	220,734	155,058
Adequately Housed	745,352	846,886	844,518
Persons per Household	3.09	3.06	2.99
Hidden Homeless	5.14	5.35	5.57
At-risk	2.89	3.10	3.09
Adequately Housed	3.03	2.87	2.64

Source: Hawaii Housing Policy Study, 2003.

Note: Estimates of hidden homeless and at-risk of homelessness were also done as part of the 1999 Homeless study. Those numbers, though not exactly comparable to those that come out of the HHPS, are 76,635 hidden homeless, and 206,924 at-risk of homelessness for the State of Hawaii.

Interestingly, the number of hidden homeless has more than doubled in the last decade, while the number of at-risk homeless has declined by more than half. The increase in hidden homeless can be explained by a very tight housing market. Housing is less affordable, and it drives those that can least afford it out of the market.

The number of hidden homeless persons was developed from survey data collected as part of the Hawaii Housing Policy Study (HHPS) Demand Survey, 2003. Hidden homeless persons are those who were doubled-up or sharing accommodations with others because they could not afford their own homes. Persons at-risk of homelessness were also counted in the HHPS Demand Survey. Those at-risk included people who reported that they would lose their housing units if the chief wage earner were without a job for three months.

Since 1992, the number of hidden homeless people in Hawaii has grown steadily from 90,506 in 1992, to 144,022 in 1997, and 228,449 in 2003. This was expected as the Hawaii housing market tightened after 1998. The number of persons at risk of homelessness, on the other hand, decreased from 322,755 in 1992 to 220,734 in 1997, and 155,058 in 2003. This reflects the increasing economic welfare of Hawaii's households over the last several years. As the economy improves, households are more comfortable, disposable income and saving increase, and confidence in continued employment grows.

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### **Existing Services and Facilities**

Since 1991, the State of Hawaii has actively developed a continuum of services to assist homeless persons to progress from an unsheltered situation to shelter and then to permanent housing and independent living. The HCDCH administers statewide homeless programs and funds designed to provide opportunity and services to the homeless necessary to improve living conditions and to progress towards self-sufficiency. The state-funded homeless programs administered by the HCDCH include the State Homeless Outreach Program, the State Homeless Shelter Stipend Program, and the State Homeless Emergency Loans and Grants Program. HCDCH contracts with 26 private providers to aid, shelter, and further the ability of the homeless to find housing, with nearly five million dollars in state financial resources annually.

Homeless Prevention Strategy. The State Homeless Grant Program is a major tool of homeless prevention. Individuals needing emergency financial aid to avoid losing their housing are eligible for a grant to prevent homelessness. The grant fund is also used to help the homeless with their initial security deposit or rent for permanent housing.

Homeless Access to Services and Homeless Needs Assessment Strategy. The State Homeless Outreach Program provides comprehensive geographic coverage of the state's four counties taking basic services out to the homeless on the beaches, in parks, and in the downtown streets where the homeless congregate. The program partially funds the "Care-a-Van" programs in partnership with the State Department of Health in the counties of Hawaii (two vans), Maui (one van), and Kauai (one van). Each of the vans is equipped with basic medical, food, and other emergency supplies and is staffed by a nurse or doctor and outreach case worker. The program seeks out the unsheltered homeless, provides them with basic intake, assessment, medical and social services; refers the clients to appropriate agencies; and otherwise assists the homeless in moving toward a more stable living environment.

Shelter Provision Strategy. The State Homeless Shelter Stipend Program funds emergency and transitional shelters with the intent to achieve geographic accessibility throughout the state. Homeless emergency shelter is available in all counties except Kauai County. Transitional housing is available in all counties, but almost every shelter is full and maintains a waiting list for future vacancies. Additionally, transitional housing for the homeless with special needs is in short supply. Therefore, out of necessity, most of the state's transitional housing programs provide a broad spectrum of services to address the multiple needs of homeless clients including substance abuse services, mental health services, life skills training, educational services, job training, and family support

Strategy for Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living. Hawaii's emergency and transitional shelters provide a secure environment where individuals and families can stabilize their lives, address their needs and bolster their economic stability. The State's homeless programs successfully transition more than 2000 individuals annually into permanent housing. The program requires that each shelter address the homeless individual's or family's immediate basic needs, health and social needs, and successful transition to permanent housing. Toward

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this end, all shelters provide basic services, such as meals, shelter, and a clothing bank. Also, each shelter performs an intake and assessment on each client that identifies the areas that the client needs to address (e.g., health, education, substance abuse problems, employment skills, etc.). These areas of need are then incorporated into a social development case plan with goals, activities and a timeline for completion, in which the client agrees to participate. The shelters also provide referrals and on-site classes or other services to assist clients in the implementation of case plans.

Permanent Supportive Housing. The State Department of Health Adult Mental Health Division (AMHD) has risen from the stigma of being under a Court Ordered Consent Degree to a model for best practices in evolving more readily available and appropriate services for their clients with serious and persistent mental illness. The change is most evident in relation to the homeless mentally ill who comprise a significant portion of the State's chronically homeless population. AMHD has initiated a remarkable permanent supportive housing program for their clients, augmented further by HUD's Mainstream Section-8 vouchers. Permanent Supportive Housing is the mantra of the Homeless Policy Academy in the strategy to end chronic homeless.

The Hawaii Homeless Policy Academy has initiated several programs to enhance permanent supportive housing which includes housing placement services replete with consistent case management after placement, and a Governor-lead initiative to increase the affordable rental stock.

Hawaii's Governor has identified the need for permanent supportive housing in the battle to end chronic homelessness. As such, the Governor is targeting the construction of 17,000 affordable rentals over the next six years with a portion of the new housing stock for supportive housing.

Appendix A  
Certifications  
Forthcoming

Appendix B  
Approvals  
Forthcoming

# CITIZEN PARTICIPATION PLAN

A Plan for Citizen Input and Involvement in the Administration of Certain Programs  
for the  
U.S. Department of Housing and Urban Development

May 15, 2000  
Revised August, 2004

Prepared by: State of Hawaii  
Housing and Community Development Corporation of Hawaii  
677 Queen Street, Suite 300  
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Approved by:

---

Stephanie Aveiro  
Executive Director  
Housing and Community Development Corporation of Hawaii

Date



## STATE OF HAWAII CITIZENS PARTICIPATION PLAN

In 1995, the U.S. Department of Housing and Urban Development (HUD) consolidated into a single submission the planning and application aspects of the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) formula grant programs with the requirements of the Comprehensive Housing Affordability Strategy (CHAS). The consolidated submission replaced the CHAS and formula grant programs application process.

The consolidated planning process requires the State to follow a Citizen Participation Plan which describes the State's policies and procedures for citizen participation in the administration of the HOME, ESG, and HOPWA Programs or other HUD formula grant programs. The following presents the State's Citizen Participation Plan and incorporates existing citizen participation requirements as well as the new requirements.

The State of Hawaii Housing and Community Development Corporation of Hawaii (HCDCH) assumed the lead role in developing the Consolidated Plan (CP).

### A. Applicability and Adoption of the Citizen Participation Plan

#### 1. Adoption of the Citizen Participation Plan

The State adopted a citizen participation plan on May 11, 2000 that sets forth the State's policies and procedures for citizen participation.

#### 2. Encouragement of Citizen Participation

Citizens are encouraged to participate in the development of the CP and any substantial amendments to the CP, and the Performance Report. The involvement of citizens who may be affected by HOME, ESG, HOPWA, or other HUD formula grant program funded activities is encouraged, particularly low- and moderate-income persons and persons living in slum and blighted areas and neighborhoods that are predominantly comprised of low- and moderate-income households.

#### 3. Citizen and Local Government Comment on the Citizen Participation Plan and Amendments

The State will provide citizens and units of local government a reasonable opportunity to comment on the original and on any substantial amendments to the Citizen Participation Plan. A public notice will be published in a newspaper(s) of general circulation; posted on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov); and disseminated to regional libraries and the county housing agencies in order to solicit input on substantial amendments to the Citizen Participation Plan. Persons with disabilities will be provided reasonable accommodations to review the Citizen Participation Plan.

### B. Development of the Consolidated Plan

1. During the development of the CP, the State will consult with the public on housing needs in their counties. The State, in collaboration with the counties, will conduct at least one public hearing in each county to obtain the views of citizens on housing and homeless needs to be considered in the development of the CP, as well as comments on program performance for the previous program year.

At least fourteen (14) days prior to the public hearing(s), a public notice will be published in a newspaper(s) of general circulation; posted on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov); and disseminated along with informational packets to the regional libraries and county housing agencies (Exhibit A). The public notice will inform the public of the following:

- a. The location, date and time of the public hearing(s);
- b. The purpose of the CP;
- c. The purpose of the public hearing(s);
- d. The approximate amount of HOME, ESG and HOPWA formula grant funds that are anticipated to be available during the upcoming program year;
- e. Where HOME, ESG and HOPWA program descriptions and the Performance Report are available for public viewing or may be obtained;
- f. How persons with special needs may request reasonable accommodations to participate in the hearing(s) (e.g., large print, taped materials, sign language interpreter, or translator for non-English speaking participants) at least five (5) days prior to the public hearing(s); and
- g. Phone numbers for interested citizens to call if they have questions.

The public hearing(s) will be held at a location that is accessible to persons with disabilities and at a time and location convenient to potential and actual beneficiaries. The public hearing(s) may be conducted via videoconferencing.

2. Prior to the adoption of the CP, the State will notify the public and units of general local government of the availability of a thirty (30) day comment period for the draft CP and that a public hearing will be held to accept written or oral comments. A public notice will be published in a newspaper(s) of general circulation; posted on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov); and disseminated along with the draft CP to the regional libraries and county housing agencies (Exhibit B). The public notice will provide the following information:
  - a. A summary of proposed activities that will be undertaken during the program year using HOME, ESG and HOPWA formula grant funds;
  - b. Where copies of the draft CP are available for public viewing or may be obtained;
  - c. The deadline for submitting public comments;
  - d. The location, date and time of the public hearing;
  - h. How persons with special needs may request reasonable accommodations to participate in the hearing(s) (e.g., large print, taped materials, sign language interpreter, or translator for non-English speaking participants) at least five (5) days prior to the public hearing(s); and
  - i. Phone numbers for interested citizens to call if they have questions.

The public hearing will be held at a location that is accessible to persons with disabilities and at a time and location convenient to the public and units of local government.

A reasonable number of free copies will be made available upon request by contacting the HCDCH.

3. The State will consider any comments or views of Hawaii residents, non-profit entities, and public and private entities in preparing the final CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the final CP.

#### C. Amendments to the Consolidated Plan

1. Criteria for Amendment to the CP

Changes or amendments to the CP will occur if the State determines any change to be substantial (e.g., change in priorities, significant change in the dollar allocation) as it relates to purpose, scope, location, allocation of funds, or beneficiaries of an activity.

2. Public Notice

The State will publish a public notice in a newspaper(s) of general circulation requesting comments on the proposed changes or amendments to the CP which are determined by the State to be substantial in nature. Comments will be accepted by the HCDCH for a thirty-day period.

The State will notify citizens of the availability of the amended CP as adopted, by publishing a summary of the revised CP in a newspaper(s) of general circulation.

3. Public Comments

The State will consider any comments or views of Hawaii residents, non-profit entities, and public and private entities in preparing the amended CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the amended CP.

4. Disasters

An amendment(s) to the CP in response to a disaster will not be considered to be a substantial amendment.

#### D. Performance Reports

1. Public Notice

The State will provide an opportunity to comment on the Performance Report. A public notice will appear in newspapers of general circulation providing a minimum 15-day comment period on the Performance Report. Such notice will be combined with the public notice soliciting the comments of citizens on the State's housing needs.

2. Public Comments

The State will consider any comments or views of citizens received in writing during the comment period in preparing the Performance Report and during the public hearing(s) which will be held in each county. A summary of these comments or views will be attached to the Performance Report.

G. Access to Records

The State will provide Hawaii residents, non-profit entities, and public and private entities with reasonable and timely access to information and records relating to the State CP and the State's use of assistance under the programs covered by this part during the preceding five years.

H. Complaints

The State will provide a timely, substantive written response to every written complaint, within 15 working days, where practical. Interim written responses will be provided within this time frame where the nature of the complaint would not permit a response in a timely fashion.

I. Use of the Citizen Participation Plan

The State will follow its Citizen Participation Plan.

NOTICE OF PUBLIC HEARING  
(for consultation on housing needs)

Pursuant to 24 CFR Part 91, notice is hereby given that the Housing and Community Development Corporation of Hawaii (HCDCH), Department of Human Services, State of Hawaii, will hold combined public hearings on the housing needs to be considered in the State Consolidated Plan (CP) for program year (year) and on the proposed State Performance Report for program year (year).

The CP describes the State's housing needs, funding plans, and certified program compliance with the CP, HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The CP's purpose is to ensure that jurisdictions receiving federal assistance plan for the housing and related needs of low- and moderate-income families in a way that improves the availability and affordability of decent, safe, and sanitary housing in suitable living environments. To receive funding under certain U.S. Department of Housing and Urban Development (HUD) programs, the State must have a housing strategy that has been approved by HUD.

The State anticipates receiving \$ (amount) in HUD funding through the HOME, ESG, and HOPWA programs in (year). These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, restrict increases in homelessness, and provide preventative programs and activities for the homeless in the State.

The proposed Performance Report is an annual review of the process made in carrying out the Strategic Plan and Action Plan components of the CP.

Copies of the HOME, ESG, and HOPWA program descriptions and proposed Performance Report are available for public viewing at regional libraries throughout the State and on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov). Copies may also be picked up at the agencies listed below between the hours of 7:45 a.m. to 4:30 p.m. Interested persons may call 587-0634, neighbor island residents may call toll free at the numbers listed below to be mailed copies:

Kauai	274-3141, ext. 70634	Hawaii	974-4000, ext. 70634
Maui	984-2400, ext. 70634	Molokai and Lanai	1-800-468-4644, ext. 70634

AGENCIES:

Office of Housing and Community Development  
50 Wailuku Drive, Hilo, Hawaii

Department of Housing and Human Concerns  
86 Kamehameha Avenue, Kahului, Maui

Kauai County Housing Agency  
4193 Hardy Street, Lihue, Kauai

Housing and Community Development Corporation of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii, Oahu

Housing and Community Development Corporation of Hawaii  
1002 North School Street, Honolulu, Oahu

Interested persons are invited to attend the hearing and state their views, orally or in writing, related to the housing needs to be considered in developing the State CP.

Please make five copies of written testimony available to the presiding officer at the hearing. Written comments may be submitted to HCDCH, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813 or faxed from the neighbor islands to (808) 587-0600 by 4:30 p.m. on (date). All comments and testimony received will be considered in preparing the State CP.

Public hearings will be held on the following dates:

(Day, Date) at (Time) at (Location)

(Day, Date) at (Time) at (Location)

(Day, Date) at (Time) at (Location)

(Day, Date) at (Time) at HCDCH, 677 Queen Street, Suite 300, Honolulu, Oahu

Persons with special needs (e.g., large print, taped materials, sign language interpreter, or translator) shall make all requests to HCDCH by calling 587-0634 and from the neighbor islands toll free at the numbers listed above for access and communication assistance or by written request at least five (5) days before the public hearing.

HCDCH does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

Stephanie Aveiro  
Executive Director  
Housing and Community Development Corporation of Hawaii  
Department of Human Services  
State of Hawaii

*(Newspaper Name:                      Date of Publication)*

## NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR Part 91, notice is given that a draft Consolidated Plan (CP) for program year (year) has been prepared by the Housing and Community Development Corporation of Hawaii (HCDCH), Department of Human Services, State of Hawaii. In addition to making copies of the proposed CP available for review and comment, the State will hold a public hearing to solicit public comments.

The CP describes the State's housing needs, funding plans, and certified program compliance with the CP, HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The CP's purpose is to ensure that jurisdictions receiving federal assistance plan for the housing and related needs of low- and moderate-income families in a way that improves the availability and affordability of decent, safe, and sanitary housing in suitable living environments. To receive funding under certain U.S. Department of Housing and Urban Development (HUD) programs, the State must have a housing strategy that has been approved by HUD.

The State anticipates receiving \$ (amount) in HUD funding through the HOME, ESG, and HOPWA programs in (year). These HUD programs provide funding to expand the supply of affordable housing for low- and moderate-income families, restrict increases in homelessness, and provide preventative programs and activities for the homeless in the State.

The proposed CP consists of : 1) the State's housing and homeless needs assessment and housing market analysis; 2) a strategic plan to address the provision of affordable housing, prevention of homelessness, responding to the special needs of Hawaii residents, and resources available to meet the needs; and 3) an action plan including the resources (federal, private, and public funds) available, description of the State's method for distributing funds to local governments and non-profit organizations to carry out activities to address the priority of needs.

Copies of the proposed CP are available for public viewing at regional libraries and on the HCDCH's website at [www.hcdch.hawaii.gov](http://www.hcdch.hawaii.gov). Copies may also be picked up at the agencies listed below between the hours of 7:45 a.m. to 4:30 p.m. Interested persons may call 587-0634, Neighbor Island residents may call toll free at the numbers listed below to be mailed copies:

Kauai	274-3141, ext. 70634	Hawaii	974-4000, ext. 70634
Maui	984-2400, ext. 70634	Molokai and Lanai	1-800-468-4644, ext. 70634

### AGENCIES:

Office of Housing and Community Development  
50 Wailuku Drive, Hilo, Hawaii

Department of Housing and Human Concerns  
86 Kamehameha Avenue, Kahului, Maui

Kauai County Housing Agency  
4193 Hardy Street, Lihue, Kauai

Housing and Community Development Corporation of Hawaii  
677 Queen Street, Suite 300  
Honolulu, Hawaii, Oahu

Housing and Community Development Corporation of Hawaii  
1002 North School Street, Honolulu, Oahu

Interested persons are invited to state their views on the proposed CP in writing prior to (date) to HCDCH at the aforementioned address. Written comments may be submitted via fax to (808) 587-0600 by 4:30 p.m. on (date). Interested persons are also invited to attend the public hearing and provide comments on the proposed CP either orally or in writing. Please make five copies of written testimony available to the presiding officer at the hearing. All comments received will be considered in preparing the final State CP.

The public hearing will be held on (Day, Date) at (time) at HCDCH, 677 Queen Street, Suite 300, Honolulu, Oahu.

HCDCH does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

Stephanie Aveiro  
Executive Director  
Housing and Community Development Corporation of Hawaii  
Department of Human Services  
State of Hawaii

*(Newspaper Name:                      Date of Publication)*



Appendix D  
Public Notices/Comments  
Forthcoming

**Housing and Community Development Corporation of Hawaii  
Federal Low Income Public Housing Projects**

FEDERAL LOW-RENT PROGRAM	HCDCH ID No.	City	Total Units	Unit Type (Bedroom Size)						Date of Initial Occupancy/Re-Construction
				0	1	2	3	4	5	
City and County of Honolulu										
Mayor Wright Homes	1003	Honolulu	364	0	24	114	168	50	8	10/27/1952/mod 1993
Kalihi Valley Homes	1005	Honolulu	373	0	52	60	123	112	26	8/25/1953 Phase I mod completed 2002
Kuhio Homes	1007	Honolulu	134	0	20	32	37	37	8	11/16/1953 mod 1994
Palolo Valley Homes	1008	Honolulu	118	0	8	34	40	32	4	06/30/57
Kaahumanu Homes	1009	Honolulu	152	0	0	116	36	0	0	10/26/1958 mod 1994
Kuhio Park Terrace	1010	Honolulu	614	0	48	318	206	42	0	02/02/65
Punchbowl Homes (E)	1011	Honolulu	156	0	97	58	1	0	0	12/27/60
Makua Alii (E)	1012	Honolulu	211	0	210	0	1	0	0	12/06/67
Wahiawa Terrace	1015	Wahiawa	60	0	12	16	24	8	0	10/1/1966 mod 1995
Kalanihuia (E)	1024	Honolulu	151	60	90	0	1	0	0	01/16/69
Waimanalo [a & b]	1025	Waimanalo	41	0	0	19	18	4	0	4/14/1967 mod rebuilt 2001
Puuwai Momi	1026	Aiea	260	0	48	86	88	38	0	7/15/1969 mod 1998
Hale Laulima	1027	Pearl City	36	0	0	20	16	0	0	03/24/81
Koolau Village	1030	Kaneohe	80	0	8	24	36	12	0	11/5/1969 mod 2000
Maili I	1033	Maili	20	0	0	7	13	0	0	1/28/1969 mod 2004
Nanakuli	1035	Nanakuli	36	0	0	0	36	0	0	11/24/1969 mod 1997
Paoakalani (E)	1036	Honolulu	151	90	60	0	1	0	0	12/21/1970 mod 1984
Waipahu I	1038	Waipahu	19	0	0	13	6	0	0	4/20/1970 mod 2001
Waipahu II	1039	Waipahu	20	0	0	15	5	0	0	01/05/70
Maili II	1042	Maili	24	0	0	12	0	12	0	12/15/1969 mod 02/2000
Makamae (E)	1046	Honolulu	124	108	16	0	0	0	0	06/08/71
Pumehana (E)	1047	Honolulu	139	98	40	1	0	0	0	04/04/72
Kupuna Home O'Waialua (E)	1050	Waialua	40	24	16	0	0	0	0	02/01/77
Kauhale Nani	1056	Wahiawa	50	0	14	16	20	0	0	7/10/1980 mod 2002
Waimaha-Sunflower	1057	Waianae	130	0	52	46	32	0	0	7/1/1980 Phase I 10/2001, Phase II mod 2004
Kalakaua Homes	1062	Honolulu	221	0	127	58	36	0	0	12/05/83
Salt Lake	1066	Honolulu	28	0	28	0	0	0	0	6/25/1982 built cir. 1969

**Housing and Community Development Corporation of Hawaii  
Federal Low Income Public Housing Projects**

FEDERAL LOW-RENT PROGRAM	HCDCH ID No.	City	Total Units	Unit Type (Bedroom Size)						Date of Initial Occupancy/Re-Construction
				0	1	2	3	4	5	
Kaneohe Apartments	1069	Kaneohe	24	0	5	19	0	0	0	4/19/1984 mod 2001
Hookipa Kahaluu	1072	Kaneohe	56	0	8	32	16	0	0	08/18/83
Spencer House	1073	Honolulu	17	0	0	1	16	0	0	11/16/86
Kauhale O'hana	1090	Waimanalo	25	0	0	0	25	0	0	04/06/95
Kau'iokalani	1091	Waianae	50	0	0	0	50	0	0	07/26/95
Kamehameha Homes	1099	Honolulu	221	0	62	123	36	0	0	08/26/97
<b>County of Hawaii</b>										
Lanakila I	1004	Hilo	120	0	10	44	54	12	0	01/01/1951 Phase 1 demo 11/09/98, Phase I rebuild 2000, Phase II demo 07/17/03
Lanakila II	1013	Hilo	44	0	2	18	18	6	0	09/14/61 Phase 1 demo 11/09/98, Phase I rebuild 2000, Phase IIA demo 07/17/03
Lanakila III	1014	Hilo	30	0	0	0	14	16	0	09/14/62
Punahele Homes	1028	Hilo	30	0	0	30	0	0	0	4/1/1967 mod 2000
Pomaikai Homes (E)	1029	Hilo	20	10	10	0	0	0	0	04/06/67
Hale Hauoli (E)	1031	Honokaa	40	24	16	0	0	0	0	03/04/70
Kaimalino	1032	Kailua-Kona	40	0	10	14	14	2	0	06/28/71
Pahala (E)	1045	Pahala	24	16	8	0	0	0	0	06/14/72
Hale Aloha O Puna (E)	1051	Hilo	30	18	12	0	0	0	0	11/8/1977 mod 2002
Hale Olaloa (E)	1052	Hilo	50	30	20	0	0	0	0	07/08/76
Hale Hookipa (E)	1053	Kealahou	32	20	12	0	0	0	0	06/01/76
Nani Olu (E)	1063	Kealahou	32	0	32	0	0	0	0	08/31/81
Ka Hale Kahaluu	1061	Kailua-Kona	50	0	8	12	22	8	0	08/13/81
Kealahou	1070	Kailua-Kona	48	0	16	16	16	0	0	08/28/85
Noelani I	1071	Kamuela	19	0	7	12	0	0	0	04/15/83
Noelani II	1078	Kamuela	24	0	0	0	24	0	0	11/07/88
<b>County of Maui</b>										
David Malo Circle	1016	Lahaina	18	0	2	4	10	2	0	6/1/1966 mod 1993
Kahekili Terrace [a & b]	1017	Wailuku	82	0	12	22	36	12	0	5/1/1966 mod 1993
Piilani Homes (E)	1044	Lahaina	42	32	10	0	0	0	0	08/17/70

**Housing and Community Development Corporation of Hawaii  
Federal Low Income Public Housing Projects**

<b>FEDERAL LOW-RENT PROGRAM</b>	HCDCH ID No.	City	Total Units	Unit Type (Bedroom Size)						Date of Initial Occupancy/Re-Construction
				0	1	2	3	4	5	
Kahale Mua - Federal	1088	Maunaloa	25	0	0	0	25	0	0	12/10/93
Makani Kai Hale	1092	Waiehu	25	0	0	0	25	0	0	09/11/95
Kauhale O'Hanakahi	1097a	Hilo	20	0	0	0	20	0	0	02/28/97
Ke Kumu Ekolu	1097b	Waikoloa	20	0	0	0	20	0	0	02/28/97
Makani Kai Hale II	1097c	Waiehu	4	0	0	0	4	0	0	05/01/98
<b>County of Kauai</b>										
Kapaa	1018	Kapaa	36	0	6	8	12	10	0	07/19/66
Hale Hoolulu (E)	1019	Kilauea	12	8	4	0	0	0	0	4/2/1974 mod 1994
Eleele Homes	1020	Eleele	24	0	2	6	10	6	0	6/17/1966 mod 1995
Hui O Hanamaulu	1021	Hanamaulu	46	0	6	12	16	12	0	5/18/1966 mod 1994
Kalaheo	1022	Kalaheo	8	0	0	2	4	2	0	4/3/1967 mod 1994
Home Nani (E)	1023	Waimea	14	10	4	0	0	0	0	7/7/1970 mod 1993
Hale Nana Kai O Kea (E)	1054	Kapaa	38	20	18	0	0	0	0	10/15/1977 mod 1995
Hale Hoonanea (E)	1055	Eleele	40	24	16	0	0	0	0	07/06/76
Kekaha Ha'aheo	1064	Kekaha	78	0	42	12	24	0	0	10/12/1982 mod 1995
Kawailehua - Federal	1086	Koloa	25	0	0	0	25	0	0	10/15/93
<b>PROGRAM TOTALS</b>	54		5014	530	1232	1412	1389	405	46	

**AMHD'S COMMUNITY HOUSING PROGRAM**  
**Statewide Housing Inventory (Rev 7/13/04)**

<b>Vendor</b>	<b>Service</b>	<b>Project</b>	<b>No. Beds</b>	<b>Island</b>	<b>Area</b>
Aloha House	24-Hr. Spec. Res. & Sub. Abuse Tx.	Paia	4	Maui	Makawao
CARE Hawaii	24-Hr. Grp Hme	Ocean View	5	Hawaii	Ocean View
CARE Hawaii	24-Hr. Grp Hme	Waipahu	8	Oahu	Waipahu
CARE Hawaii	24-Hr. Spec. Res.	Pearl City (STF Licensed)	8	Oahu	Pearl City
CARE Hawaii	24-Hr. Spec. Res.	Cottage N	6	Oahu	HSH grds.
CARE Hawaii	24-Hr. Spec. Res.	Cottage O	6	Oahu	HSH grds.
CARE Hawaii	24-Hr. Spec. Res.	Cottage P	4	Oahu	HSH grds.
HI Alcoh Fdn	24-Hr. Spec. Res. & Sub. Abuse Tx.	Sand Island	53	Oahu	Sand Island
Kahumana	24-Hr Spec. Res.	Kahumana (Hse # 1, 2, & 3)	15	Oahu	Waianae
Kahumana	24-Hr. Grp Hme	Puuhulu Hale, House #1	3	Oahu	Waianae
Kahumana	24-Hr. Grp Hme	Puuhulu Hale, House #2	4	Oahu	Waianae
Kahumana	24-Hr. Grp Hme	Nanakai Hale	6	Oahu	Kapolei
Mental Health Kokua	24-Hr. Grp Hme	Hale Alanoe	6	Hawaii	Kona
Mental Health Kokua	24-Hr. Grp Hme	Kihawahine Place (Hale Kupono)	6	Hawaii	Kona
Mental Health Kokua	24-Hr. Grp Hme	Patch Place, Hse. # 1	6	Hawaii	Hilo
Mental Health Kokua	24-Hr. Grp Hme	Patch Place, Hse. # 4	6	Hawaii	Hilo
Mental Health Kokua	24-Hr. Grp Hme	Akahi Street	6*	Kauai	Lihue
Mental Health Kokua	24-Hr. Grp Hme	Akahi Street, House A	6*	Kauai	Lihue
Mental Health Kokua	24-Hr. Grp Hme	Iao Valley	8	Maui	Wailuku
Mental Health Kokua	24-Hr. Grp Hme-Safe Haven Hybrid	Market Street	12*	Maui	Wailuku
Mental Health Kokua	24-Hr. Grp Hme	Dominis St.	6	Oahu	Makiki
Mental Health Kokua	24-Hr. Grp Hme	Ahuimanu	6	Oahu	Ahuimanu
Mental Health Kokua	24-Hr. Grp Hme	Sierra House		Oahu	Kaimuki
Mental Health Kokua	24-Hr. Unit	Safe Haven	25	Oahu	Honolulu
Mental Health Kokua	8-16-Hr. Grp Hme	Kealahou	6	Hawaii	Kona

**AMHD'S COMMUNITY HOUSING PROGRAM**  
**Statewide Housing Inventory (Rev 7/13/04)**

<b>Vendor</b>	<b>Service</b>	<b>Project</b>	<b>No. Beds</b>	<b>Island</b>	<b>Area</b>
Mental Health Kokua	8-16-Hr. Grp Hme	Hilo Hale	8	Hawaii	Hilo
Mental Health Kokua	8-16-Hr. Grp Hme	New HUD Project Wailua	6*	Kauai	Wailua
Mental Health Kokua	8-16-Hr. Grp Hme	Lanai Hale	6	Maui	Kahului
Mental Health Kokua	8-16-Hr. Grp Hme	Punawai (Hale Mailie)	7	Oahu	Kaneohe
Mental Health Kokua	8-16-Hr. Grp Hme	Duncan (Ko Kakou Hale)	7	Oahu	Kaneohe
Mental Health Kokua	8-16-Hr. Grp Hme	Awapapa (Hale Noho & office)	7	Oahu	Kaneohe
Mental Health Kokua	8-16-Hr. Grp Hme	Pahoa (Hale Alohi)	12	Oahu	Kaimuki
Mental Health Kokua	8-16-Hr. Grp Hme	Duplex II	5	Oahu	Pearl City
Mental Health Kokua	8-16-Hr. Grp Hme	Duplex I	5	Oahu	Pearl City
Mental Health Kokua	Interim Housing	Patch Place Hse #2	4	Hawaii	Hilo
Mental Health Kokua	Interim Housing	Patch Place Hse #3	4	Hawaii	Hilo
Mental Health Kokua	Interim Housing	Sierra House (two houses)	14	Oahu	Kaimuki
Poailani	24-Hr. Apt.	Apt. # 216D	4	Oahu	Kailua
Poailani	24-Hr. Apt.	Apt. # 115D	4	Oahu	Kailua
Poailani	24-Hr. Apt.	Apt. # 116D	4	Oahu	Kailua
Poailani	24-Hr. Apt.	Apt. # 215D	4	Oahu	Kailua
Poailani	24-Hr. Apt.	Apt. # 217D	4	Oahu	Kailua
Poailani	24-Hr. Apt.	Apt. # 218D	2	Oahu	Kailua
Poailani	24-Hr. House	Halekou A (Men only)	8	Oahu	Kaneohe
Poailani	24-Hr. House	Halekou B (Men only)	6	Oahu	Kaneohe
Poailani	24-Hr. Spec. Res. & Sub. Abuse Tx.	Kawainui (Hse + Office)	16	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 119A	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 220A	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 222A	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 101B	4	Oahu	Kailua

**AMHD'S COMMUNITY HOUSING PROGRAM**  
**Statewide Housing Inventory (Rev 7/13/04)**

<b>Vendor</b>	<b>Service</b>	<b>Project</b>	<b>No. Beds</b>	<b>Island</b>	<b>Area</b>
Poailani	8-16-Hr. Apt.	Apt. # 201B	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 214D	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 219A	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 117D	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 107B	4	Oahu	Kailua
Poailani	8-16-Hr. Apt.	Apt. # 204B	4	Oahu	Kailua
Steadfast	24-Hr. Grp Hme	Apuakea	6	Oahu	Kaneohe
Steadfast	24-Hr. Grp Hme	Ikulani	6	Oahu	Ewa Beach
Steadfast	24-Hr. Grp Hme	Wainohia	6	Oahu	Makakilo
Steadfast	24-Hr. Grp Hme	Uluwehi	6	Oahu	Wahiawa
Steadfast	8-16-Hr. Grp Hme	Apelila	4	Kauai	Kapaa
Steadfast	8-16-Hr. Grp Hme	Keolu	5	Oahu	Kailua
Steadfast	8-16-Hr. Grp Hme	2nd Ave.	6	Oahu	Kaimuki
Steadfast	8-16-Hr. Grp Hme	8th Ave.	4	Oahu	Kaimuki
Steadfast	Semi-Independent	Kaeo (Kona)	5	Hawaii	Kona
Steadfast	Semi-Independent	Kealapua	5	Hawaii	Kona
Steadfast	Semi-Independent	Haiku (Hawaii)	5*	Hawaii	Kona
Steadfast	Semi-Independent	Honokaa (Ohia St.)	5	Hawaii	Honokaa
Steadfast	Semi-Independent	Mohouli	5	Hawaii	Hilo
Steadfast	Semi-Independent	Puamelia (Hmls preference)	5	Hawaii	Hilo
Steadfast	Semi-Independent	Kaahale (Hmls preference)	5	Kauai	Kapaa
Steadfast	Semi-Independent	Aukoi	4	Kauai	Lihue
Steadfast	Semi-Independent	Mokoi	5	Kauai	Lihue
Steadfast	Semi-Independent	Keao (Maui)	5	Maui	Lahaina
Steadfast	Semi-Independent	Kaulana (Hmls preference)	5	Maui	Kahului
Steadfast	Semi-Independent	Wailupe	5	Maui	Kahului
Steadfast	Semi-Independent	Kulalani (Hmls preference)	6	Maui	Kula
Steadfast	Semi-Independent	Hale Ulu Pono (Barber's Point)	70	Oahu	Kalaheo
Steadfast	Semi-Independent	Kaukama (Hmls preference)	5	Oahu	Waianae
Steadfast	Semi-Independent	Olomana	6	Oahu	Kailua
Steadfast	Semi-Independent	Komo Mai (Hmls preference)	5	Oahu	Pearl City
Steadfast	Semi-Independent	Hui Alala	5	Oahu	Ahuimanu
Steadfast	Semi-Independent	Haiku (Oahu)	5	Oahu	Kaneohe

**AMHD'S COMMUNITY HOUSING PROGRAM**  
**Statewide Housing Inventory (Rev 7/13/04)**

<b>Vendor</b>	<b>Service</b>	<b>Project</b>	<b>No. Beds</b>	<b>Island</b>	<b>Area</b>
Steadfast	Semi-Independent	Lolii	5	Oahu	Kaneohe
Steadfast	Semi-Independent	Ahukini (Hmls preference)	5	Oahu	Hawaii Kai
Steadfast	Semi-Independent	Kahue Place	4	Oahu	Waipahu
Steadfast	Semi-Independent	Makaloa (Kapiolani Manor)	1	Oahu	Honolulu
Steadfast	Semi-Independent	Wilder	2	Oahu	Honolulu
Steadfast	Semi-Independent	Likini West	1	Oahu	Salt Lake
Steadfast	Semi-Independent	Pearlridge Terrace	2	Oahu	Aiea
Steadfast	Semi-Independent	Waimalu	2	Oahu	Pearl City
Steadfast	Semi-Independent	Richard Lane	2	Oahu	Kalihi
Steadfast	Semi-Independent	Maealani Pl.	5	Oahu	Mililani
Steadfast		Naalehu	5*	Hawaii	Naalehu
Waianae Coast Community Mental Health Center	24-Hr. Grp Hme	Hanalei St.	28	Oahu	Makaha
Waianae Coast Community Mental Health Center	8-16-Hr. Grp Hme	Orange Street	8	Oahu	Waianae
Waianae Coast Community Mental Health Center	8-16-Hr. Grp Hme	Lahaina St. Duplex	8	Oahu	Makaha
<i>CARE Hawaii</i>	<i>Crisis Res.</i>	<i>Apoke St.</i>	5	<i>Hawaii</i>	<i>Hilo</i>
<i>CARE Hawaii</i>	<i>Crisis Res.</i>	<i>Aiea home</i>	8	<i>Oahu</i>	<i>Aiea</i>
<i>CARE Hawaii</i>	<i>Crisis Res.</i>	<i>Cottage M</i>	4	<i>Oahu</i>	<i>HSH grds.</i>
<i>Mental Health Kokua</i>	<i>Crisis Res.</i>	<i>SURF House</i>	6	<i>Hawaii</i>	<i>Kona</i>
<i>Mental Health Kokua</i>	<i>Crisis Res.</i>	<i>Hale Kapili (Central Ave.)</i>	8	<i>Maui</i>	<i>Wailuku</i>
		<b>Statewide Housing Inventory (Line A)</b>	<b>711</b>		
		<b>Supported Housing Bridge Subsidy Program (Private rentals, Line B)</b>	<b>332</b>		
		<b>Shelter Plus Care Units (Private rentals, Line C)</b>	<b>60</b>		
		<b>AMHD Statewide Total (Lines A+B+C)</b>	<b>1,103</b>		

\* Project projected to open soon with indicated number of beds.



## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Captain Cook Elderly	E, SN		Captain Cook	Hawaii	21	20	202
Hale Ulu Hoi	SN		Hilo	Hawaii	18	17	202
Hale Ulu Hoi II	SN		Hilo	Hawaii	18	18	202
Ka Home Pulama	SN		Hilo	Hawaii	6	5	202
Kona Krafts Group Home	SN		Captain Cook	Hawaii	6	5	202
Pahala Elderly	E, SN		Pahala	Hawaii	8	8	202
Waimea Elderly	E		Kamuela	Hawaii	40	39	202
E Komo Mai	F		Hilo	Hawaii	45	9	236
Riverside Apartments	F		Hilo	Hawaii	74	69	236
Hilo Hale Ohana	SN		Hilo	Hawaii	9	8	811
Kealahou	SN		Kailua-Kona	Hawaii	6	6	811
Haili Elderly	E, SN		Hilo	Hawaii	36	35	223(a)(7)/221(d)(3)
Kamaaina Hale	F	80%	Kailua-Kona	Hawaii	128	128	DURF
Ouli Ekahi	F	60%	Waikoloa	Hawaii	33		Federa/State LIHTC, RHTF, RARF
Hale Hoaloha	F	60%	Hilo	Hawaii	81	80	Federal LIHTC, HMMF
Hale Aloha O Puna	E	50%	Keeau	Hawaii	30	30	Federal public housing
Hale Hauoli	E	50%	Honokaa	Hawaii	40	40	Federal public housing
Hale Hookipa	E	50%	Kealahou	Hawaii	32	32	Federal public housing
Hale Olaloa	E	50%	Hilo	Hawaii	50	50	Federal public housing
Ka Hale Kahaluu	F	50%	Kailua-Kona	Hawaii	50	50	Federal public housing
Kaimalino	F	50%	Kailua-Kona	Hawaii	40	40	Federal public housing
Kauhale O'Hanakahi	F	50%	Hilo	Hawaii	20	20	Federal public housing
Ke Kumu Ekolu	F	50%	Waikoloa	Hawaii	20	20	Federal public housing
Kealahou	F	50%	Kailua-Kona	Hawaii	48	48	Federal public housing
Lanakila Homes I	F	50%	Hilo	Hawaii	150	150	Federal public housing
Lanakila Homes II	F	50%	Hilo	Hawaii	50	50	Federal public housing
Lanakila Homes III	F	50%	Hilo	Hawaii	30	30	Federal public housing
Nani Olu	E	50%	Kealahou	Hawaii	32	32	Federal public housing
Noelani I	F	50%	Kamuela	Hawaii	19	19	Federal public housing
Noelani II	F	50%	Kamuela	Hawaii	24	24	Federal public housing
Pahala	E	50%	Pahala	Hawaii	24	24	Federal public housing
Pomaikai Homes	E	50%	Hilo	Hawaii	20	20	Federal public housing
Punahele Homes	F	50%	Hilo	Hawaii	30	30	Federal public housing
Hilo Hale Ohana	F	60%	Hilo	Hawaii	96	96	Federal/State LIHTC, RAP
Hilo Maile Terrace	F	60%	Hilo	Hawaii	24	24	Federal/State LIHTC, RAP
Ke Kumu at Waikoloa	F	60%	Waikoloa	Hawaii	48	48	Federal/State LIHTC, RAP
Lincoln Courtside	F	60%		Hawaii	36	36	Federal/State LIHTC, RAP

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Kamuela Senior Housing	E	60%		Hawaii	31	31	Federal/State LIHTC, RARF
Hualalai Elderly Housing Ph 2	E	60%		Hawaii	36	36	Federal/State LIHTC, RARF, HOME
Hualalai Elderly Housing	E	60%		Hawaii	30	30	Federal/State LIHTC, RHTF, HOME
Laukapu	F			Hawaii	18	18	RHTF
Lailani	F	80%	Kailua-Kona	Hawaii	200	200	SHARP/RHS, RAP
Halaula	Teachers	Teachers	Kapaau	Hawaii	9	9	State CIP
Honoka'a Teachers Housing	Teachers	Teachers	Honokaa	Hawaii	3	3	State CIP
Ka'u Teachers Housing	Teachers	Teachers	Pahala	Hawaii	4	4	State CIP
Pahala Teachers Housing	Teachers	Teachers	Pahala	Hawaii	2	2	State CIP
Waimea Teachers Housing	Teachers	Teachers	Kamuela	Hawaii	10	10	State CIP, 811
SHDC No. 2	SN		Hilo	Hawaii	6	5	State CIP, 811, RHTF
SHDC No. 5	SN		South Kona	Hawaii	6	5	State CIP, 811, RHTF
SHDC No. 8	SN		Honokaa	Hawaii	6	5	State CIP, 811, RHTF
Ke Kumu Elua	F	50%	Waikoloa	Hawaii	26	26	State public housing
Lokahi	F	50%	Hilo	Hawaii	30	30	State public housing
Jack Hall Kona	F		Kailua-Kona	Hawaii	48	47	
Kamana Elderly	E, SN		Hilo	Hawaii	62	61	
Ke Kumu Ekahi	F		Waikoloa	Hawaii	48	48	
Kulaimano Elderly	E, SN		Pepeekeo	Hawaii	50	50	
Nani O Puna	F		Pahoa	Hawaii	31	31	
Ainakea Elderly	E, SN		Kapaau	Kauai	21	20	202
Keola Hoonanea	SN		Kapaa	Kauai	5	4	202
ARC of Hawaii No. 9	SN		Kapaa	Kauai	6	6	811
ARC of Kauai No. 1	SN		Kapaa	Kauai	18	15	811
Eleele Homes	F	50%	Eleele	Kauai	24	24	Federal public housing
Hale Hoolulu	E	50%	Kilauea	Kauai	12	12	Federal public housing
Hale Hoonanea (Port Allen)	E	50%	Eleele	Kauai	40	40	Federal public housing
Hale Nana Kai O Kea	E	50%	Kapaa	Kauai	38	38	Federal public housing
Home Nani	E	50%	Waimea	Kauai	14	14	Federal public housing
Hui O Hanamaulu	F	50%	Hanamaulu	Kauai	46	46	Federal public housing
Kalaheo	F	50%	Kalaheo	Kauai	8	8	Federal public housing
Kapaa	F	50%	Kapaa	Kauai	36	36	Federal public housing
Kawailehua	F	50%	Koloa	Kauai	25	25	Federal public housing
Kekaha Ha'aheo	F	50%	Kekaha	Kauai	78	78	Federal public housing
Hale Ohana II	F	60%		Kauai	18	18	Federal/State LIHTC
Kalepa Village Phase 2	F	30%/50%	Hanamaulu	Kauai	40	40	Federal/State LIHTC
Paanau Village	F	80%	Koloa	Kauai	60	60	RAP, HOME

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Lihue Theater	E	80%	Lihue	Kauai	21	20	RHTF
Weinberg Hale Kupuna	E	80%	Kalaheo	Kauai	28	28	RHTF
Lihue Court	F	80%	Lihue	Kauai	173	172	RHTF, HOME
SHDC No. 7	SN		Lihue	Kauai	6	6	State CIP, 811, RHTF
Kawailehua	F	50%	Koloa	Kauai	26	26	State public housing
Kekaha Plantation Elderly	E, SN		Kekaha	Kauai	36	36	
Lihue Gardens Elderly	E, SN		Lihue	Kauai	58	58	
Iwiole Hale	F	60%		Lanai	39	39	Federal/State LIHTC
Lalakoa	Teachers	Teachers	Lanai City	Lanai	2	2	State CIP
Lanai Teachers Housing	Teachers	Teachers	Lanai City	Lanai	9	9	State CIP
Hale Kanaloa	SN		Kahului	Maui	5	4	202
Hale Kihei	SN		Kihei	Maui	6	5	202
Hale Lahaina	SN		Lahaina	Maui	6	5	202
Hale Lokahi Akahi	SN		Wailuku	Maui	21	20	202
Hale Mahaolu Akahi	E		Kahului	Maui	111	111	202
Hale Mahaolu Eha	E		Makawao	Maui	40	39	202
Hale Mahaolu Ekolu	E		Wailuku	Maui	42	41	202
Hale Mahaolu Elima	E		Kahului	Maui	60	59	202
Hale O Mana'o Lana Hou	SN		Wailuku	Maui	11	10	202
Mana Ola Na Keanuenue	SN		Kahului	Maui	5	5	202
Lahaina Surf	F		Lahaina	Maui	112	22	236
Kaho'okamamalu	SN		Wailuku	Maui	10	10	811
David Malo Circle	F	50%	Lahaina	Maui	18	18	Federal public housing
Kahekili Terrace [a & b]	F	50%	Wailuku	Maui	82	82	Federal public housing
Makani Kai Hale	F	50%	Waiehu	Maui	25	25	Federal public housing
Makani Kai Hale II	F	50%	Waiehu	Maui	4	4	Federal public housing
Piilani Homes	E	50%	Lahaina	Maui	42	42	Federal public housing
Front Street Apartments	F	60%		Maui	142	142	Federal/State LIHTC
Honokowai Villa	F	60%	Honokowai	Maui	56	56	Federal/State LIHTC
Weinberg Court (aka Lahaina Affordables)	F	60%	Lahaina	Maui	62	62	Federal/State LIHTC
Kahului Town Terrace	F	60%	Kahului	Maui	72	72	Federal/State LIHTC, RAP
Uwapo Road Apts. (aka Brook Hollow)	F	60%		Maui	18	18	Federal/State LIHTC, RAP
Hale Makana o' Waiale	F, SN	60%		Maui	200	200	Federal/State LIHTC, RHTF, HOME
Honokowai Kauhale	F	80%	Lahaina	Maui	184	184	RHS/SHARP, RAP
West Maui Homeless Resource	SN			Maui	26	26	RHTF, HOME
Hana "B" Teachers Housing	Teachers	Teachers	Hana	Maui	1	1	State CIP
Wakiu "A-E" Teachers Housing	Teachers	Teachers	Hana	Maui	5	5	State CIP

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Wakiu "F" Teachers Housing	Teachers	Teachers	Hana	Maui	1	1	State CIP
Hale Mahaolu Elua	E, SN		Kahului	Maui	180	179	
Luana Gardens II	F		Kahului	Maui	60	53	
Luana Gardens III	F		Kahului	Maui	62	62	
Home Pumehana	E		Kaunakakai	Molokai	85	84	202
Kahale Mua - Federal	F	50%	Maunaloa	Molokai	25	25	Federal public housing
Maunaloa Vistas	F	60%		Molokai	12	12	Federal/State LIHTC
Nani Maunaloa	F	60%		Molokai	56	56	Federal/State LIHTC, HMMF
Kaunakakai Teachers Housing	Teachers	Teachers	Kaunakakai	Molokai	8	8	State CIP
Kahale Mua - State	F	50%	Maunaloa	Molokai	32	32	State public housing
ARC of Hawaii No. 10	SN		Honolulu	Oahu	10	8	202
ARC of Hawaii No. 11	SN		Honolulu	Oahu	23	20	202
ARC of Hawaii No. 7	SN		Honolulu	Oahu	19	16	202
ARC of Hawaii No. 8	SN		Waipahu	Oahu	10	8	202
Helemano Plantation Village	SN		Wahiawa	Oahu	15	12	202
Pauahi Elderly	E, SN		Honolulu	Oahu	48	47	202
Philip Street Elderly	E		Honolulu	Oahu	34	34	202
Residential Services Project IV	SN		Honolulu	Oahu	10	8	202
Residential Svcs Proj of HARC "A"	SN		Honolulu	Oahu	6		202
Residential Svcs Proj of HARC "B"	SN		Waianae	Oahu	5	4	202
Residential Svcs Proj of HARC "C"	SN		Waianae	Oahu	5	4	202
Residential Svcs Proj of HARC III	SN		Kailua	Oahu	18	17	202
Residential Svcs Project of HARC	SN		Aiea	Oahu	12	9	202
Sr. Residence at Kaneohe	E		Kaneohe	Oahu	44	44	202
The Duplex	SN		Pearl City	Oahu	10	10	202
Beretania North - Kukui Tower	F		Honolulu	Oahu	380	76	236
Kalani Garden Apartments	F		Mililani	Oahu	119	24	236
Kauluwela II	F		Honolulu	Oahu	126	126	236
Kauluwela II	F		Honolulu	Oahu	84	84	236
Keola Hoonanea	E		Honolulu	Oahu	175	70	236
Kulana Nani	F		Kaneohe	Oahu	160	32	236
Makalapa Manor Apartments	F, SN		Aiea	Oahu	124	24	236
Makana Hale	F		Mililani	Oahu	126	126	236
Malulani Hale	E		Honolulu	Oahu	150	60	236
Royal Sunset Apartments	F		Waipahu	Oahu	20	20	236
ARC of Hawaii	SN		Ewa Beach	Oahu	18	15	811
Hale Alohi	SN		Honolulu	Oahu	13	12	811

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Hale Malie	SN		Kaneohe	Oahu	8	7	811
Hale Noho	SN		Kaneohe	Oahu	14	7	811
Ko Kakou Hale	SN		Kaneohe	Oahu	8	7	811
SHDC No. 1	SN		Kailua	Oahu	10	10	811
SHDC No. 6	SN		Kaneohe	Oahu	6	5	811
Weinberg Hale Haiku	SN		Kaneohe	Oahu	6	5	811
Weinberg Hale Kuha'o	SN		Waipahu	Oahu	23	23	811
Weinberg Hale Lolii	SN		Kaneohe	Oahu	6	5	811
Weinberg Silvercrest	E		Wahiawa	Oahu	80	78	202/162
Banyan Street Manor	F		Honolulu	Oahu	55	55	221(d)(3)
Hale Pauahi	F		Honolulu	Oahu	396	396	221(d)(3)
Hausten Gardens	E, SN		Honolulu	Oahu	50	49	221(d)(3)
Kahuku Elderly	E, SN		Kahuku	Oahu	64	64	221(d)(3)
Kilohana Apartments	F		Kaneohe	Oahu	149	149	221(d)(3)
Kukui Gardens	F		Honolulu	Oahu	822	822	221(d)(3)
Old Vineyard Street	F		Honolulu	Oahu	32	22	221(d)(3)
Smith-Beretania Apartments	F		Honolulu	Oahu	164	163	221(d)(3)
Westlake Apartments	F		Honolulu	Oahu	96	95	221(d)(3)
Kewalo Apartments	F		Honolulu	Oahu	38	32	241/236
Waipahu Tower	F		Waipahu	Oahu	63	63	241/236
Uluwehi Apartments	F		Waianae	Oahu	60	60	DURF
Waiaka	F		Honolulu	Oahu	8	8	DURF
Kalakaua Vista	E	60%	Honolulu	Oahu	81	81	Federa/State LIHTC, RHTF
Hale O' Hauoli	E, SN	60%	Pearl City	Oahu	100	99	Federal LIHTC
Kaneohe Elderly	E	60%	Kaneohe	Oahu	44	43	Federal LIHTC
Kapuna I	E	60%	Kalihi	Oahu	162	161	Federal LIHTC
Maunakea Towers	F	60%	Honolulu	Oahu	380	379	Federal LIHTC
Waimanalo Apartments	F	60%	Waimanalo	Oahu	80	80	Federal LIHTC
Waipahu Hall Elderly	E	60%	Waipahu	Oahu	72	71	Federal LIHTC
Hale Laulima	F	50%	Pearl City	Oahu	36	36	Federal public housing
Hookipa Kahaluu	F	50%	Kaneohe	Oahu	56	56	Federal public housing
Kaahumanu Homes	F	50%	Honolulu	Oahu	152	152	Federal public housing
Kalakaua Homes	F	50%	Honolulu	Oahu	221	221	Federal public housing
Kalanihiua	E	50%	Honolulu	Oahu	151	151	Federal public housing
Kalihi Valley Homes	F	50%	Honolulu	Oahu	371	371	Federal public housing
Kamehameha Homes	F	50%	Honolulu	Oahu	221	221	Federal public housing
Kaneohe Apartments	F	50%	Kaneohe	Oahu	24	24	Federal public housing

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Kauhale Nani	F	50%	Wahiawa	Oahu	50	50	Federal public housing
Kauhale O'hana	F	50%	Waimanalo	Oahu	25	25	Federal public housing
Kau'iokalani	F	50%	Waianae	Oahu	50	50	Federal public housing
Koolau Village	F	50%	Kaneohe	Oahu	80	80	Federal public housing
Kuhio Homes	F	50%	Honolulu	Oahu	134	134	Federal public housing
Kuhio Park Terrace	F	50%	Honolulu	Oahu	614	614	Federal public housing
Kupuna Home O'Waialua	E	50%	Waialua	Oahu	40	40	Federal public housing
Maili I	F	50%	Maili	Oahu	20	20	Federal public housing
Maili II	F	50%	Maili	Oahu	24	24	Federal public housing
Makamae	E	50%	Honolulu	Oahu	124	124	Federal public housing
Makua Alii	E	50%	Honolulu	Oahu	211	211	Federal public housing
Mayor Wright Homes	F	50%	Honolulu	Oahu	364	364	Federal public housing
Nanakuli Homes	F	50%	Nanakuli	Oahu	36	36	Federal public housing
Palolo Valley Homes	F	50%	Honolulu	Oahu	118	118	Federal public housing
Paoakalani	E	50%	Honolulu	Oahu	151	151	Federal public housing
Pumehana	E	50%	Honolulu	Oahu	139	139	Federal public housing
Punchbowl Homes	E	50%	Honolulu	Oahu	156	156	Federal public housing
Puuwai Momi	F	50%	Aiea	Oahu	260	260	Federal public housing
Salt Lake	F	50%	Honolulu	Oahu	28	28	Federal public housing
Spencer House	F	50%	Honolulu	Oahu	17	17	Federal public housing
Wahiawa Terrace	F	50%	Wahiawa	Oahu	60	60	Federal public housing
Waimaha-Sunflower	F	50%	Waianae	Oahu	130	130	Federal public housing
Waimanalo Homes [a & b]	F	50%	Waimanalo	Oahu	41	41	Federal public housing
Waipahu I	F	50%	Waipahu	Oahu	19	19	Federal public housing
Waipahu II	F	50%	Waipahu	Oahu	20	20	Federal public housing
Honukaha	E	60%		Oahu	150	150	Federal/State LIHTC
Kapolei Ho'olimalima	F	60%	Kapolei	Oahu	70	70	Federal/State LIHTC
Kulana Hale II	E	60%	Honolulu	Oahu	162	162	Federal/State LIHTC
Punahou Vista	F		Honolulu	Oahu	55	55	Federal/State LIHTC
Whitmore Circle Apts.	E	60%	Wahiawa	Oahu	44	44	Federal/State LIHTC
Manana Gardens	F	60%	Pearl City	Oahu	72	72	Federal/State LIHTC, HMMF,RAP
Na Lei Hulu Kupuna	E	60%	Kakaako	Oahu	76	76	Federal/State LIHTC, RAP
Wilikina Park	E	60%	Wahiawa	Oahu	64	64	Federal/State LIHTC, RAP
Artesian Vista	E	60%	Honolulu	Oahu	54	54	Federal/State LIHTC, RHTF
Birch Street Apartments	F	60%	Honolulu	Oahu	53	53	Federal/State LIHTC, RHTF
Kaluanui Senior Apts	E	60%	Hawaii Kai	Oahu	31	31	Federal/State LIHTC, RHTF
Kinau Vista	E	60%	Honolulu	Oahu	62	62	Federal/State LIHTC, RHTF

## INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
King Street Apartments	E	60%	Honolulu	Oahu	91	91	Federal/State LIHTC, RHTF
Kulana Hale	E	60%	Honolulu	Oahu	176	176	Federal/State LIHTC, RHTF
Palehua Terrace	E	60%	Makakilo	Oahu	84	84	Federal/State LIHTC, RHTF
The Royal Kinau	E	60%	Honolulu	Oahu	84	84	Federal/State LIHTC, RHTF
Waimanalo Kupuna	E	60%	Waimanalo	Oahu	83	83	Federal/State LIHTC, RHTF
Wilder Vista	F	60%	Honolulu	Oahu	55	55	Federal/State LIHTC, RHTF
Hale Mohalu	E	60%	Pearl City	Oahu	210	210	Federal/State LIHTC, RHTF, RARF
Kaneohe Elderly	E	60%	Kaneohe	Oahu	75	75	Federal/State LIHTC, RHTF, RARF
Palehua Terrace Phase 2	F	60%	Makakilo	Oahu	64	64	Federal/State LIHTC, RHTF, RARF
Palolo Homes I and II	F	60%	Palolo	Oahu	306	306	Federal/State LIHTC, RHTF, RARF
Nova Sunset Villas (fka Tropicana West)	F		Waipahu	Oahu	406	406	HMMF
Kulaokahua	E, SN		Honolulu	Oahu	30	30	RAP
Nakolea	SN		Honolulu	Oahu	100	100	RAP
Ohana Ola O Kahumana	SN		Waianae	Oahu	34	34	RHTF
Weinberg Hale	F			Oahu	59	59	RHTF
Maluhia	E		Honolulu	Oahu	40	39	RHTF, 202
Kekuilani Gardens			Kapolei	Oahu	56	56	RHTF, HOME
Halawa View Apartments	F, SN		Aiea	Oahu	121	24	Section 236
UH***	Faculty	Faculty	Manoa	Oahu	143	143	SHARP/RHS
Kamakee Vista	F	80%	Kakaako	Oahu	225	225	SHARP/RHS, RAP
Kauhale Kaka'ako	F	80%	Kakaako	Oahu	268	268	SHARP/RHS, RAP
Pohulani Elderly	E	80%	Kakaako	Oahu	262	262	SHARP/RHS, RAP
Kekuilani Courts	F	60%	Kapolei	Oahu	80	80	SHARP/RHS, RHTF
Onemalu (Barbers Pt.) Homeless	F, SN		Kalealoa	Oahu	48	48	State CIP
Hale Po'ai	E	50%	Honolulu	Oahu	206	206	State public housing
Halia Hale	E	50%	Honolulu	Oahu	41	41	State public housing
Hauiki Homes	F	50%	Honolulu	Oahu	46	46	State public housing
Ho'olulu	E	50%	Waipahu	Oahu	112	112	State public housing
Kamalu	E	50%	Waipahu	Oahu	109	109	State public housing
La'iola	E	50%	Wahiawa	Oahu	108	108	State public housing
Puahala Homes I	F	50%	Honolulu	Oahu	28	28	State public housing
Puahala Homes II	F	50%	Honolulu	Oahu	20	20	State public housing
Puahala Homes III	F	50%	Honolulu	Oahu	40	40	State public housing
Puahala Homes IV	F	50%	Honolulu	Oahu	40	40	State public housing
Jack Hall Waipahu	F		Waipahu	Oahu	144	143	
Keola Hoomalu Elderly	E, SN		Waianae	Oahu	35	35	
McCully Circle Apartments	F		Honolulu	Oahu	99	98	

**INVENTORY OF GOVERNMENT-ASSISTED RENTAL HOUSING UNITS**

Name	Type	Income Target	City	Island	No. Units	Assisted Units	Type of Government Assistance
Pualani Manor	F		Honolulu	Oahu	63	62	
Research Center of Hawaii	SN		Honolulu	Oahu	10	8	
River Pauahi Apartments	F		Honolulu	Oahu	49	48	
Weinberg Village-Waimanalo	F, SN		Waimanalo	Oahu	30	30	
Wilikina Apartments	F		Wahiawa	Oahu	119	117	
					19148	13125	



# Capital Fund Program Five-Year Action Plan

PHA Name: Housing and Community Development Corporation of Hawaii		Original 5-Year Plan Revision No: 12/31/03			
Development Number / Name HA-Wide	Year 1 FFY2004 PHA FY: 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
HA 1-03 Mayor Wright Homes	\$2,381,650.99	\$0.00	\$2,100,000.00	\$0.00	\$0.00
HA 1-04 Lanakila Homes II, III & IV	\$0.00	\$0.00	\$749,717.00	\$250,283.00	\$1,983,021.45
HA 1-05 Kalihi Valley Homes	\$1,616,238.00	\$3,675,628.08	\$2,063,091.38	\$6,846,112.27	\$8,769,366.55
HA 1-10 Kuhio Park Terrace	\$0.00	\$0.00	\$0.00	\$1,300,000.00	\$30,000.00
HA 1-24 Kalanihuia	\$2,000,000.00	\$1,127,241.92	\$0.00	\$0.00	\$0.00
HA 1-26 Puuwai Momi	\$0.00	\$4,037,520.00	\$2,562,480.00	\$0.00	\$0.00
HA 1-46 Makamae	\$390,805.00	\$0.00	\$0.00	\$0.00	\$0.00
HA 1-47 Pumehana	\$1,049,472.00	\$0.00	\$0.00	\$341,333.00	\$0.00
HA 1-57 Waimaha - Sunflower	\$0.00	\$0.00	\$0.00	\$183,313.35	\$0.00
HA 1-61 Ka Hale Kahaluu	\$0.00	\$0.00	\$2,138,653.62	\$1,861,346.38	\$0.00
Extraordinary Maintenance	\$1,500,000.00	\$1,200,000.00	\$500,000.00	\$0.00	\$0.00
Operations	\$700,000.00	\$3,161,895.00	\$3,161,895.00	\$3,161,895.00	\$3,161,895.00
Management Improvements	\$483,483.00	\$835,416.00	\$624,251.00	\$296,827.00	\$296,827.00
Administration	\$353,000.00	\$748,689.00	\$771,439.00	\$742,067.00	\$742,067.00
Audit	\$3,183.00	\$3,278.00	\$3,376.00	\$3,300.00	\$3,300.00
Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fees & Costs	\$977,854.01	\$982,309.00	\$1,062,574.00	\$798,000.00	\$798,000.00
Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Site Improvement	\$1,750,000.00	\$4,337,520.00	\$3,062,480.00	\$0.00	\$0.00
Dwelling Structures	\$7,174,165.99	\$5,702,870.00	\$6,301,745.00	\$10,532,105.00	\$8,799,366.55
Dwelling Equipment	\$14,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Relocation Costs	\$66,800.00	\$37,500.00	\$72,000.00	\$25,000.00	\$25,000.00
Development Activities	\$0.00	\$0.00	\$749,717.00	\$250,283.00	\$1,983,021.45
Total CFP Funds (Estimated)	\$11,522,486.00	\$15,809,477.00	\$15,809,477.00	\$15,809,477.00	\$15,809,477.00